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Zhongliang Holdings Group Company Limited

中梁控股集团有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 2772)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by Zhongliang Holdings Group Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Future Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 (the “**Year 2024**”) and other information currently available to the Company, it is currently expected that the Group may record a loss attributable to owners of approximate between RMB2.0 billion and RMB2.6 billion for the Year 2024, compared to a loss attributable to owners of approximately RMB4.2 billion for the year ended 31 December 2023. The expected loss in the Year 2024 was mainly attributable to the drop in revenue from property sales due to fewer property deliveries, the decrease in gross profit margin and further impairments on property projects and other assets as a result of the continued unfavourable macro environment and difficulties encountered in the real estate industry in China, which were partly netted-off with the one-off non-cash gains arising from offshore debt restructuring completed in March 2024.

The information contained in this announcement is only based on a preliminary assessment by the management of the Company taking into account the information currently available to the Company, the Company’s preliminary review of the unaudited consolidated management accounts of the Group for the Year 2024 and a series of assumptions, and is not based on any figures or information audited or reviewed by the auditors or the audit committee of the Company. The above estimates may therefore be different from the audited consolidated annual results of the Group for the Year 2024.

Holders of securities of the Company and potential investors are advised to read carefully the consolidated annual results announcement of the Group for the Year 2024, which is expected to be published by the end of March 2025.

Holders of securities of the Company and potential investors are reminded to consider the related risks and exercise caution when dealing in the securities of the Company.

On behalf of the Board
Zhongliang Holdings Group Company Limited
Yang Jian
Chairman

Hong Kong, 21 March 2025

As at the date of this announcement, the Board comprises Mr. Yang Jian, Mr. Chen Hongliang, Mr. He Jian, Mr. Yeung Tak Yip and Ms. Hu Hui as executive Directors; and Mr. Wang Kaiguo, Mr. Wu Xiaobo and Mr. Au Yeung Po Fung as independent non-executive Directors.