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DEVGREAT GROUP LIMITED

大方廣瑞德集團有限公司

(formerly known as Shanghai Zendai Property Limited 上海証大房地產有限公司*)

(Incorporated in Bermuda with limited liability)

(Stockcode:755)

PROFIT WARNING

This announcement is made by DevGreat Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) under Part XIVA of the Securities and Futures Ordinance (Cap.571 of the Laws of Hong Kong) (the “**SFO**”) and Rule 13.09(2)(a) of the Listing Rules.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders and investors of the Company that the Group is expected to record a loss attributable to owners of the Company of not less than HK\$824 million for the year ended 31 December 2024 (the “**Reporting Period**”), as compared to the profit attributable to owners of the Company of approximately HK\$89 million for the year ended 31 December 2023 (the “**Prior Reporting Period**”).

Based on the preliminary review of the management accounts of the Group and information currently available to the Company, the turn-around is mainly due to the provision for financial guarantees and decrease in fair value of investment properties with amount not less than HK\$430 million and HK\$401 million respectively for the Reporting Period (for the Prior Reporting Period: provision of financial guarantees of amount HK\$174 million and decrease in fair value of investment properties of amount HK\$154 million).

The information contained in this announcement is only based on the preliminary review of the management accounts of the Group, which have not been reviewed by the Company’s audit committee and auditors. Further details of the Group’s performance will be disclosed when the Company announces its annual results for the Reporting Period.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
DevGreat Group Limited
Mr. Huang Yuhui
Chairman

Hong Kong, 21 March 2025

As at the date of this announcement, the executive Directors are Mr. Huang Yuhui, Mr. Wang Letian, Ms. Li Zhen, Mr. Long Tianyu and Mr. Pi Minjie, the non-executive Directors are Ms. Wang Zheng, Mr. Zou Yang and Mr. Guo Haomiao, and the independent non-executive Directors are Dr. Guan Huanfei, Mr. Cao Hailiang, Dr. Lin Xinzhu and Mr. Wang Yuzhou.

** For identification purpose only*