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**VONGROUP LIMITED**

**黃河實業有限公司\***

*(incorporated in the Cayman Islands with limited liability)*

**(Stock code: 318)**

## **PROFIT WARNING**

This announcement is made by Vongroup Limited (the “Company”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions (“Inside Information”) under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong).

The board of directors of the Company (the “Board”) wishes to inform the shareholders and potential investors of the Company that, based on a preliminary review of draft property valuation that the valuers of the Company informed us of today, and based on a preliminary review of currently available draft unaudited consolidated management accounts of the Company and its subsidiaries (the “Group”) and other information that is currently available to the management of the Company (the “Management”), it is expected that the Group will record profit attributable to owners of the Company of between HK\$10 million and HK\$12 million for the year ended 30 April 2025 (the “Year”), as compared with approximately HK\$21.1 million that was recorded for the year ended 30 April 2024 (the “Previous Year”). Such expected decrease, being between approximately HK\$9 million and HK\$11 million, is mainly due to non-cash accounting treatment of a decrease in fair value of the Group’s portfolio of investment properties by between approximately HK\$17 million and HK\$18 million, according to such draft valuation. Management believes that such decrease in fair value is mainly due to the generally weak property market during the Year. As such decrease is non-cash accounting treatment which is unrealised in nature, it is not expected that there will be material impact on the Group’s cashflow or operations.

Information contained in this announcement is based solely on a preliminary review of the aforementioned draft valuation and draft unaudited consolidated management accounts of the Group and other information that is currently available to Management. Such information has not been audited or reviewed by the Company’s auditors, and is subject to amendment. The Company is in the process of preparing the Annual Results, which have not been finalised as at the date of this announcement, and which are subject to review and finalisation by the Board and the Company’s auditors. Therefore, the Annual Results may differ from the currently available information. Detailed information regarding the results of the Group will be disclosed in the forthcoming Annual Results, which are expected to be published after the Board meeting that is scheduled to take place on 31 July 2025.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company and, in case of doubt, to seek independent advice from professional or financial advisers.**

By Order of the Board  
**Vongroup Limited**  
**Wong Wing Cheung**  
*Company Secretary*

Hong Kong, 30 July 2025

*As at the date of this announcement, the Board comprises two executive Directors, namely Vong Tat Leong David and Xu Siping; and three independent non-executive Directors, namely Susie Au, Daphne Bontein da Rosa Gohel and Fung Ka Keung David.*

\* For identification purpose only