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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 six months ended 30 June 2025 (the “**Reporting Period**”) and other information currently available to the Company, it is currently expected that the Group may record a loss attributable to owners of the parent of approximate between RMB0.5 billion and RMB1.0 billion for the Reporting Period, compared to a loss attributable to owners of the parent of approximately RMB1.7 billion for the six months ended 30 June 2024. Furthermore, as compared to the loss attributable to owners of the parent (excluding effects of non-cash gains from offshore debt restructuring and from modification of offshore debt) of RMB2.1 billion for the six months ended 30 June 2024, the loss attributable to owners of the parent (excluding effects of non-cash gains from offshore debt restructuring and from modification of offshore debt) are expected to be in the approximate range from between RMB2.1 billion to RMB2.8 billion for the Reporting Period. The foresaid change in the loss attributable to owners of the parent was mainly attributable to the drop in revenue from property sales due to fewer property deliveries, the decrease in gross profit 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 modification of offshore debt completed in June 2025.

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 Reporting Period 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.

Holders of securities of the Company and potential investors are advised to read carefully the consolidated interim results announcement of the Group for the Reporting Period, which is expected to be published in late-August 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, 22 August 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.