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## **CHINA ASIA VALLEY GROUP LIMITED**

**中亞烯谷集團有限公司**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 63)**

### **POSITIVE PROFIT ALERT**

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The Board is pleased to inform the Shareholders and potential investors that the Group is expected to record net profit of at least HK\$10 million for the year ended 31 December 2025 as compared to a net profit of approximately HK\$2.6 million for the year ended 31 December 2024.

**Shareholders and potential investors should exercise caution when dealing in the shares of the Company.**

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

The board (the “**Board**”) of directors (the “**Directors**”) of the Company would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary review of the Group’s unaudited consolidated management accounts for the year ended 31 December 2025 (the “**Relevant Year**”) and the information currently available to the Board, the Group expects its net profit for the Relevant Year of at least HK\$10 million, as compared with the net profit of the Group of approximately HK2.6 million for the year ended 31 December 2024.

Based on the information available to date, the expected increase in net profit of the Group for the Relevant Year is mainly attributable to the combined effects of the following factors, among others, (i) an increase in the rental income from leased properties under sub-lease arrangements, and the property management and other related services, (ii) a rise in attributable fair value gains on investment properties held by the Group.

The Company is in the process of finalising the annual results of the Group for the Relevant Year. The information contained in this announcement is solely based on the preliminary assessment by the Board of the Group's unaudited consolidated management accounts for the Relevant Year and the information currently available to the Board, which have not been audited or reviewed by the Company's auditor or the audit committee of the Company, and is therefore subject to adjustments. Shareholders and potential investors are advised to carefully review the Company's forthcoming announcement of the Company in relation to the annual results of the Group for the Relevant Year, which is expected to be published on 30 March 2026.

**Shareholders and potential investors should exercise caution when dealing in the shares of the Company.**

By order of the Board of  
**China Asia Valley Group Limited**  
**Huang Binghuang**  
*Chairman and Chief Executive Officer*

Hong Kong, 27 March 2026

*As at the date of this announcement, the Board consists of Mr. Huang Binghuang (Chairman and Chief Executive Officer), Ms. Xia Ping and Ms. Wang Lijiao as executive Directors; and Mr. Tso Sze Wai, Mr. Wang Rongfang and Mr. Duan Rihuang as independent non-executive Directors.*