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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 2022 (the “**Period**”) and other information currently available to the Company, it is expected that the Group will record a decrease by approximately 65% to 75% in the profit attributable to owners for the six months ended 30 June 2022 as compared to the same period in 2021 of approximately RMB1,382 million. Due to the impacts of the unfavourable macro and real estate market environment in China, the expected decrease is mainly attributable to (i) the decrease in the area of properties delivered resulting in the decrease in revenue recognised from sale of properties; (ii) the decrease in gross profit margin due to weak real estate market; (iii) losses from effect of foreign exchange rates; and (iv) increase in impairment on property projects and fair value losses on investment properties.

The information contained in this announcement is only based on information currently available to the Company and the Company’s preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2022, and is not based on any figures or information audited or reviewed by the auditor or the audit committee of the Company. Shareholders and potential investors are advised to read carefully the consolidated interim results announcement of the Group for the six months ended 30 June 2022, which is expected to be published in late-August 2022.

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

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

Hong Kong, 12 August 2022

As at the date of this announcement, the Board comprises Mr. Yang Jian, Mr. Chen Hongliang, Mr. He Jian and Mr. Yau Sze Ka (Albert) as executive Directors; and Mr. Wang Kaiguo, Mr. Wu Xiaobo and Mr. Au Yeung Po Fung as independent non-executive Directors.