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众安集团
ZHONG AN GROUP

眾安集團有限公司
Zhong An Group Limited

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 672)

PROFIT WARNING

This announcement is made by Zhong An Group Limited (the “**Company**”, and 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the Group’s unaudited consolidated management accounts for the financial year ended 31 December 2025 (“**FY2025**”) and assessment of the information currently available to the Board, the Group expects to record a net loss of not more than approximately RMB940 million for FY2025, as compared to a net profit of approximately RMB218.0 million for the financial year ended 31 December 2024 (“**FY2024**”).

The expected change from profit to loss for FY2025 is primarily due to (i) a decrease in the total gross floor area of properties delivered in FY2025 by over approximately 35% as compared to FY2024, resulting in a corresponding decrease in recognised sales revenue for FY2025; (ii) the average selling price per sq.m. of properties delivered by the Group in FY2025 was relatively low while the average sales cost per sq.m. of the relevant properties remained at a relatively high level, resulting in a significant decline in gross profit and gross profit margin for FY2025 by approximately 72% and approximately 9 percentage points, respectively, as compared to FY2024; and (iii) the Group's share of loss of its associates and joint ventures in FY2025 as compared to the share of profits in FY2024.

The information contained in this announcement is based solely on the preliminary review and assessment conducted by the Board with reference to the information currently available to the Company, including the unaudited consolidated management accounts of the Group for FY2025, and hence may be subject to further adjustments. The unaudited consolidated management accounts of the Group for FY2025 have not yet been finalised or reviewed and confirmed by the auditor or the audit committee of the Company. Details of the financial information and performance of the Group for FY2025 will be disclosed in the annual results announcement of the Company for FY2025, which is expected to be published by the end of March 2026.

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

By order of the Board
Zhong An Group Limited
Shi Zhongan
Chairman

The People's Republic of China, 20 March 2026

As at the date of this announcement, the Board comprises five executive Directors, namely Mr Shi Zhongan (Chairman), Mr Zhang Jiayang (Chief Executive Officer), Ms Jin Ni, Ms Shi Jinfan and Mr Shen Jiayang; and three independent non-executive Directors, namely Professor Pei Ker Wei, Mr Zhang Huaqiao and Mr Fung Che Wai Anthony.