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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 six months ended 30 June 2026 (the "**2026 Period**") and assessment of the information currently available to the Board, the Group expects to record a net loss attributable to owners of the parent of not more than approximately RMB220 million for the 2026 Period, as compared to a net profit attributable to owners of the parent of approximately RMB64.6 million for the six months ended 30 June 2025 (the "**2025 Period**").

The expected change from profit to loss for the 2026 Period is primarily attributable to (i) a decrease in the total gross floor area of properties delivered in the 2026 Period by over approximately 70.0% as compared to the 2025 Period, together with a decrease in the average selling price per sq.m. of the relevant properties by approximately 33.0% as compared to the 2025 Period, resulting in a significant decrease in revenue from property sales and gross profit recognised for the 2026 Period of approximately 80.0% and approximately 81.5%, respectively, as compared to the 2025 Period; however, the cost of sales per sq.m. of the relevant properties also decreased by approximately 26.8% as compared to the 2025 period, and as a result the gross profit margin for the 2026 Period decreased only slightly by approximately 2.6 percentage points as compared to the 2025 Period; and (ii) the absence of a one-off remeasurement of investments in an associate of approximately RMB153 million recorded in the 2025 Period.

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 the 2026 Period, and hence may be subject to further adjustments. The unaudited consolidated management accounts of the Group for the 2026 Period have not yet been finalised or reviewed and confirmed by the auditor of the Company or the audit committee of the Board. Details of the financial information and performance of the Group for the 2026 Period will be disclosed in the interim results announcement of the Company for the 2026 Period, which is expected to be published on 21 August 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, 17 August 2026

As at the date of this announcement, the Board comprises five executive Directors, namely Mr Shi Zhongan (Chairman), Mr Zhang Jiangang (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.