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## **CHINA CHENGTONG DEVELOPMENT GROUP LIMITED**

**中國誠通發展集團有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 217)**

### **PROFIT WARNING**

This announcement is issued by China Chengtong Development Group Limited (the “**Company**”, together with its subsidiaries, 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 (as defined in the Listing Rules) under Part XIVA of the Securities and Futures 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 (the “**Shareholders**”) and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Company for the six months ended 30 June 2025 (“**1H2025**”) and the information currently available to the Board, the Group is expected to record a consolidated profit after tax of approximately HK\$10 million for 1H2025, which represents a decrease of approximately 63% as compared with the consolidated profit after tax recorded for the six months ended 30 June 2024.

The financial performance of the Group for 1H2025 was mainly affected by the lukewarm global economic recovery, the ongoing changes in geopolitical and economic landscape, the downward trend in the interest rates in the People’s Republic of China, and the tight supply of high-quality assets in the market, which resulted in a significant decrease in revenue and gross profit contribution from the leasing segment.

The Company is still in the process of finalising the consolidated results of the Group for 1H2025. The information contained in this announcement is only a preliminary assessment by the management of the Company based on unaudited figures and information made available to the Board as at the date hereof and is not based on any figures or information which has been audited by the Company’s auditor. Detailed financial information of the Company for 1H2025 will be disclosed in the interim results announcement of the Company, which is expected to be published on 25 August 2025.

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

By order of the Board  
**China Chengtong Development Group Limited**  
**Li Qian**  
*Chairman*

Hong Kong, 20 August 2025

*As at the date of this announcement, the executive directors of the Company are Mr. Li Qian and Ms. Sun Jie; and the independent non-executive directors of the Company are Mr. Lee Man Chun, Tony, Professor He Jia and Mr. Liu Lei.*