

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

(Incorporated in Bermuda)

(Co.Reg. No.: 39247)

PROFIT WARNING ANNOUNCEMENT

The Board of Directors (the “**Board**”) of China Yuanbang Property Holdings Limited (the “**Company**” or together with its subsidiaries, the “**Group**”) would like to announce that based on the preliminary review of the Group’s unaudited consolidated financial results for the financial year ended 30 June 2023 (“**FY2023**”), the Group is expected to report a net loss for FY2023.

The expected net loss for FY2023 is primarily attributed to a significant rise in impairment losses within inventories, loans, and other receivables. This increase in impairment is caused by the recent downturn in Chinese real estate market, which has led to higher impairments using the expected credit loss model.

Further details of the Group’s financial performance will be disclosed when the Company announces its unaudited financial results for FY2023 on or before 29 August 2023.

In the meantime, shareholders and investors are advised to exercise caution when dealing in the shares of the Company. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor, accountant or other professional advisers.

By Order of the Board

Huang Tak Wai
Chief Financial Officer / Company Secretary

Date: 21 August 2023