

DEBAO PROPERTY DEVELOPMENT LTD.

(Incorporated in the Republic of Singapore)

(Company Registration No. 200715053Z)

QUARTERLY UPDATE PURSUANT TO RULE 1313(2) OF THE LISTING MANUAL

Debao Property Development Ltd. (the “**Company**”, and together with its subsidiaries, the “**Group**”) was placed on the watch-list under the Financial Entry Criteria with effect from 4 December 2019, pursuant to Rule 1311(2) of the Listing Manual (the “**Listing Manual**”) of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”).

Pursuant to Rule 1313(2) of the Listing Manual, the Board of Directors of the Company (the “**Board**”) wishes to provide an update on the financial situation of the Company and the Group for the fourth quarter ended 31 December 2024 (“**4Q2024**”).

Update on Financial Position and Outlook

The Group's revenue decreased by RMB 9.9 million from RMB 139.3 million in the fourth quarter ended 31 December 2024 (“**4Q2024**”) to RMB 129.4 million in 4Q2024, which was mainly due to a decrease in property sales.

The Group's gross profit increased by RMB 21 million from RMB 39.0 million in 4Q2023 to RMB 60.0 million in 4Q2024 as a result of the increased proportion of car park sales in our properties sales revenue which has a higher gross profit margin.

The Group recorded a net loss of RMB 72.1 million in 4Q2024, compared to a net loss of RMB 101.2 million in 4Q2023.

For more details on the financial position of the Group, please refer to our announcement of the Group's unaudited financial statements for 4Q2024 released on 28 February 2025.

Update on Future Direction and other Material Development

As a result of the Government's policy to curb speculation, the property average selling price has stabilised. Transaction volumes increased to 1.9 million sqm in 4Q2024 when compared to 1.14 million sqm in 3Q2024.

As at 31 December 2024, the Group has one development project in Malaysia and two (2) development projects in the People's Republic of China (the “**PRC**”).

Update on efforts for satisfying Financial Exit Criteria

The Company will continue to focus on the development and growth of its strategic planning of the business. The Company will also continue to source for other business opportunities to expand and enhance the performance and net asset value of the Company.

The Company is aware of the deadlines given by SGX-ST to meet the Financial Exit Criteria. The Company will, in the meantime, provide shareholders with quarterly updates on its efforts and the progress made in meeting the Financial Exit Criteria. If any material development occurs between the quarterly updates, the Company will make immediate announcement of such development.

By Order of the Board

Zhong Yuzhao
Executive Director and Chief Executive Officer
28 February 2025