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**Star Group Asia Limited**  
**星星集團亞洲有限公司**  
*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock Code: 1560)**

## **PROFIT WARNING**

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

Based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (the “**Current Period**”) and the information currently available to the board of directors (the “**Board**”) of the Company, the Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to record a loss attributable to owners of the Company of approximately HK\$219 million for the Current Period as compared to a loss attributable to owners of the Company of approximately HK\$30 million for the six months ended 30 June 2023 (the “**Corresponding Period**”). The expected increase in loss was mainly due to (i) the gross loss from sale of property units of approximately HK\$51 million for the Current Period as compared to gross profit of approximately HK\$1 million for the Corresponding Period; (ii) write down of properties held for sale of approximately HK\$65 million (for the Corresponding Period: nil); and (iii) increase in finance costs (after deducting amount capitalised in cost of qualifying assets) by approximately HK\$76 million from approximately HK\$7 million for the Corresponding Period to approximately HK\$83 million for the Current Period.

The Company is still in the process of finalising the financial results of the Group for the six months ended 30 June 2024. The information contained in this announcement is only based on the preliminary review and analysis of the latest unaudited consolidated management accounts of the Group and the information currently available to the Group and is not based on any figures or information audited or reviewed by the Company’s independent auditor, and may be subject to amendments. As such, the above information is provided for the Shareholders’ and potential investors’ reference only. The Shareholders and potential investors are advised to read carefully in the interim results announcement of the Company which is expected to be published on 29 August 2024.

**Shareholders and potential investors are advised to exercise caution when dealing in Shares.**

For and on behalf of the Board  
**Star Group Asia Limited**  
**Chan Man Fai Joe**  
*Chairman*

Hong Kong, 29 August 2024

*As at the date of this announcement, the Board consists of two executive Directors, namely Mr. Chan Man Fai Joe (Chairman and chief executive officer) and Ms. Cheung Wai Shuen; two non-executive Directors, namely Mr. Tsui Wing Tak and Mr. Yim Kwok Man; and three independent non-executive Directors, namely Dr. Wong Wai Kong, Mr. Lee Chung Ming Eric and Ms. Chan Wah Man Carman.*