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 2026 (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$50 million for the Current Period as compared to a loss attributable to owners of the Company of approximately HK$20 million for the six months ended 30 June 2025 (the **"Corresponding Period"**). The expected increase in loss was mainly due to (i) a gross loss from sales of property units of approximately HK$38 million for the Current Period as compared to gross profit of approximately HK$13 million for the Corresponding Period; (ii) a loss on change in fair value of investment properties of approximately HK$30 million (for the Corresponding Period: nil), which was partially offset by (iii) a gain on modification of bank borrowings of approximately HK$42 million recorded for the Current Period (for the Corresponding Period: nil).

The Company is still in the process of finalising the financial results of the Group for the six months ended 30 June 2026. 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 31 August 2026.

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, 26 August 2026

As at the date of this announcement, the Board consists of three executive Directors, namely Mr. Chan Man Fai Joe (Chairman and chief executive officer), Ms. Cheung Wai Shuen and Mr. Lee Lap Yan; one non-executive Director, namely Mr. Tsui Wing Tak; and three independent non-executive Directors, namely Mr. Leung Ka Tin, Mr. Mong Cheuk Wai and Mr. Hong Sze Lung.