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**GUANGDONG LAND HOLDINGS LIMITED**  
**粤海置地控股有限公司**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 00124)**

## **Positive Profit Alert**

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group, it is expected that the Group will record an unaudited profit attributable to owners of the Company of not less than HK\$260 million for the six months ended 30 June 2025, while the unaudited loss attributable to owners of the Company for the same period in 2024 was approximately HK\$217 million.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2025. The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and such information has not been audited or reviewed by the auditor of the Company. As at the date of this announcement, the Group's consolidated results for the six months ended 30 June 2025 have not yet been finalised, and are subject to adjustments (if any).

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

This announcement is made by Guangdong Land Holdings Limited (the “**Company**”, which, together with its subsidiaries, shall be referred to as the “**Group**”) pursuant to Rule 13.09(2)(a) 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group, it is expected that the Group will record an unaudited profit attributable to owners of the Company of not less than HK\$260 million for the six months ended 30 June 2025, while the unaudited loss attributable to owners of the Company for the same period in 2024 was approximately HK\$217 million.

The major factors that affected the said anticipated results of the Group for the six months ended 30 June 2025 include the following:

- (a) the properties delivered of the Group during the period under review were mainly the Guangzhou GDH Future City Project, the Huizhou One Mansion Project and the Shenzhen GDH City (Northern Land) Project. Since the Guangzhou GDH Future City Project enjoyed higher gross profit margins, the profit derived from the sale of properties increased as compared to the same period in 2024;
- (b) affected by the latest real estate market environment, the Group made provision for inventory impairment during the period under review due to signs of impairment in some of the Group’s property projects; and
- (c) the Group recorded the fair value losses on investment properties during the period under review, compared to the fair value gains in the same period in 2024.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2025. The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and such information has not been audited or reviewed by the auditor of the Company. As at the date of this announcement, the Group’s consolidated results for the six months ended 30 June 2025 have not yet been finalised, and are subject to adjustments (if any). The Group’s unaudited financial information for the six months ended 30 June 2025, which may be different from the information contained in this announcement, is expected to be announced by the end of August 2025.

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

By Order of the Board  
**Guangdong Land Holdings Limited**  
**ZHONG Yubin**  
*Chairman*

Hong Kong, 31 July 2025

*As at the date of this announcement, the Board comprises two Executive Directors, namely Mr. ZHONG Yubin and Mr. WANG Jian; three Non-Executive Directors, namely Mr. WEN Yinheng, Ms. WANG Surong and Mr. LI Wenchang; and three Independent Non-Executive Directors, namely Mr. Felix FONG Wo, Mr. Vincent Marshall LEE Kwan Ho and Mr. LEUNG Luen Cheong.*