Powerlong Commercial Management Holdings Limited
寶龍商業管理控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9909)

POSITIVE PROFIT ALERT

This announcement is made by Powerlong Commercial Management Holdings Limited (the "**Company**", together with its subsidiaries, 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, Laws of Hong Kong).

The board of directors (the "**Directors**") of the Company (the "**Board**") 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 for the six months ended 30 June 2020 (the "**Unaudited Consolidated Management Accounts**") and the latest information currently available, the Group expects to record a substantial increase in profit attributable to the owners of the Company for the six months ended 30 June 2020, representing an increase of not less than 50% as compared with the corresponding period in 2019.

The Board believes that the aforementioned increase is mainly attributable to: 1) the growth in revenue arising from the Group's projects newly opened in 2019 and projects under preparation for opening in 2020; 2) the effective control of operating costs; and 3) the growth in finance income.

As the Company is in the process of finalising the Group's interim results for the six months ended 30 June 2020, the information contained in this announcement is only based on a preliminary review and assessment by the management of the Group on the Unaudited Consolidated Management Accounts. Neither the Company's auditors, nor the audit committee of the Board has completed the audit or review of such figures or information, and therefore it may be subject to further adjustments. The interim results of the Group for the six months ended 30 June 2020 is expected to be announced before the end of August 2020.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

By order of the Board
Powerlong Commercial Management Holdings Limited
Hoi Wa Fong
Chairman

Hong Kong, 28 July 2020

As at the date of this announcement, the Board comprises of three executive Directors, namely, Mr. Hoi Wa Fong, Mr. Chen Deli and Mr. Zhang Yunfeng, two non-executive Directors, namely, Ms. Hoi Wa Fan and Ms. Hoi Wa Lam, and three independent non-executive Directors, namely, Ms. Ng Yi Kum, Estella, Mr. Chan Wai Yan, Ronald and Dr. Lu Xiongwen.