寶新置地集團有限公司
GLORY SUN LAND GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 299)

PROFIT WARNING

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

The Board wishes to inform the Shareholders and potential investors that, based on a preliminary review and assessment of the information currently available to the Board, including the unaudited consolidated management accounts of the Group for the Period, the Group is expected to record a net loss of not more than HK$300 million for the Period while there was a net profit of approximately HK$41,896,000 in the corresponding period in 2019 per the last published 2019 interim results announcement.

Shareholders and potential investors are advised to refer to details of the financial information to be disclosed in the Company's announcement of the 2020 Interim Results, which is scheduled to be published in August 2020.

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

This announcement is made by Glory Sun Land Group Limited (the "**Company**", together with its subsidiaries 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, 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 and assessment of the information currently available to the Board, including the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 (the "**Period**"), the Group is expected to record a net loss of not more than HK$300 million for the Period while there was a net profit of approximately HK$41,896,000 in the corresponding period in 2019 per the last published 2019 interim results announcement.

Based on the preliminary review of the information currently available, the estimated decline in financial performance for the Period is mainly attributable to the following reasons:

(i) the impairment loss of approximately HK$118 million on the intangible assets of the Group's cultural sports segment; and

(ii) the impairment loss of approximately HK$54 million on the receivable and contract assets of the Group's building construction project in the Peoples' Republic of China (the "**PRC**").

With the outbreak of the novel coronavirus (COVID-19) ("**COVID-19**") at the beginning of 2020, many provinces and cities in the PRC have implemented public health measures and taken various drastic actions in order to slow down the spread of the COVID-19, including particularly issuing compulsory quarantine orders and prohibiting the physical movement of people, as well as demanding temporary closure of commercial and recreational premises. Accordingly, the operating revenue of the Group's cultural sports segment has been significantly deteriorated as a direct result of cliff fall in the visiting guests. In response to the adverse business environment as a result of the outbreak of the COVID-19, the Group has adopted measures to actively optimize cost and strive to promote business recovery.

As the Company is still in the process of compiling its unaudited consolidated financial results of the Group for the Period (the "**2020 Interim Results**"), the information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the Period and the information currently available to the Board, which have neither yet been audited nor reviewed by the auditor of the Company and may be subject to adjustments as appropriate. Shareholders and potential investors are advised to refer to details of the financial information to be disclosed in the Company's announcement of the 2020 Interim Results, which is scheduled to be published in August 2020.

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

By Order of the Board
Glory Sun Land Group Limited
Yao Jianhui
Chairman

Hong Kong, 11 August 2020

As at the date of this announcement, the Company's executive directors are Mr. Yao Jianhui, Mr. Zhang Xiaodong and Ms. Xia Lingjie; the non-executive director is Ms. Zhan Yushan; and the independent non-executive directors are Ms. He Suying, Dr. Tang Lai Wah and Mr. Wong Chun Bong.