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 the 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 (the "**Unaudited Consolidated Management Accounts**") of the Group for the year ended 31 December 2020 (the "**Year**") 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 Year, 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 significant business growth due to the projects of the Group which had commenced in the Yangtze River Delta in recent years, and which have now gradually entered into the mature period; 2) an expected growth in revenue derived from the Group's project management services during the preparation stage resulting from the significant increase in the number of new projects under management and the contracted area of projects under management in 2020; and 3) the effective control of operating costs.

The information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the latest information currently available and the Unaudited Consolidated Management Accounts. The Group is still in the process of preparing its audited consolidated financial results for the Year, which may be subject to change and the final audit to be conducted by the auditor of the Company. Particulars of the Group's business performance will be disclosed in the annual results announcement.

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 January 2021

As at the date of this announcement, the Board comprises 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.