粤海置地

GUANGDONG LAND HOLDINGS LIMITED
粤 海 置 地 控 股 有 限 公 司
(Incorporated in Bermuda with limited liability)
(Stock Code: 00124)

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 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 more than HK$350 million for the six months ended 30 June 2021, while the unaudited profit attributable to owners of the Company for the same period in 2020 was approximately HK$1,740 million.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2021. 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 2021 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 2021 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 more than HK$350 million for the six months ended 30 June 2021, while the unaudited profit attributable to owners of the Company for the same period in 2020 was approximately HK$1,740 million.

The major factors that affected the said anticipated results of the Group for the six months ended 30 June 2021 include the following:

(a) the Group recorded fair value gains on investment properties (net of the relevant deferred tax expense) in the sum of approximately HK$1,420 million during the first half of 2020, mainly due to the first-time adoption of the fair value model to measure the investment properties under development on the Southern Land of the GDH City Project as at 30 June 2020. As at the date of this announcement, while the valuation of the fair value of the Group's investment properties is ongoing and thus has not been reviewed by the Company's auditor, it is preliminarily estimated that the Group would record much smaller amount of fair value gains during the period under review, as compared to that for the same period in 2020;

(b) the Group started to deliver sold units in the buildings on the Northwestern Land of the GDH City Project to the purchasers since June 2020. During the period under review, the revenue and the profit of the Group derived from the sale of such properties increased when comparing with the same period in 2020; and

(c) an increase in selling and marketing expenses, administrative expenses and finance costs when comparing with the same period in 2020, mainly due to the increase in the Group's sales activities and the expansion of the Group's business.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2021. 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 2021 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 2021 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 2021, which may be different from the information contained in this announcement, is expected to be announced by the end of August 2021.

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
XU Yeqin
Chairman

Hong Kong, 21 July 2021

As at the date of this announcement, the Board comprises five Executive Directors, namely Mr. XU Yeqin, Mr. LI Yonggang, Mr. WU Mingchang, Ms. ZHU Guang and Mr. ZHANG Jun; and three Independent Non-Executive Directors, namely Mr. Alan Howard SMITH, Mr. Felix FONG Wo and Mr. Vincent Marshall LEE Kwan Ho.