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長城環亞控股有限公司*

GREAT WALL PAN ASIA HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 583)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by Great Wall Pan Asia 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 (the “**Reporting Period**”) and the information currently available to the Company, the Group is expected to record an unaudited consolidated profit attributable to the Shareholders in the range of approximately HK\$131 million to HK\$145 million and an unaudited basic earnings per share in the range of approximately HK8.37 cents to HK9.25 cents for the Reporting Period, as compared to the unaudited consolidated profit attributable to the Shareholders of approximately HK\$412 million and an unaudited basic earnings per share of HK26.30 cents for the six months ended 30 June 2021, representing a significant decrease of approximately 64% to 68%, which are primarily attributable to:

- (a) the expected fair value gain in the range of approximately HK\$10 million to HK\$20 million arising from the revaluations of the Group’s investment properties as at 30 June 2022, as compared to the fair value gain on investment properties of approximately HK\$35 million as at 30 June 2021; and

* *For identification purpose only*

- (b) the expected share of profit of an associate of the Group for the Reporting Period in the range of approximately HK\$160 million to HK\$177 million, as compared to the share of profit of an associate of the Group of approximately HK\$435 million for the corresponding period in 2021, resulting from the slowdown in the growth of fair value revaluation gains on the investment properties of such associate.

The slowdown in the growth of the appraised value of the investment properties of the Group and its associate (which mainly comprise of commercial properties) was a result of the adverse market condition caused by the outbreak of the fifth wave of the COVID-19 pandemic in Hong Kong since January 2022.

Notwithstanding the forgoing, there will be no material effect on the operating cash flow of the Group, since the revaluation gain is non-cash in nature and the Group's investment properties and investment in an associate are held as long-term investments for stable and recurring rental income. The overall financial and business positions of the Group remain healthy.

The Company is in the process of finalising the Group's interim results for the Reporting Period. The information contained in this announcement is only based on a preliminary assessment on the unaudited consolidated management accounts of the Group and the information currently available to the Company, which has not been audited or reviewed by the Company's auditor nor reviewed by the audit committee of the Company, and may be subject to amendments. Details of the Group's financial information will be disclosed in the interim results announcement for the Reporting Period which is expected to be published by the end of August 2022.

Shareholders and potential investors are advised to exercise caution when dealing or contemplating in dealing in the shares of the Company and, in case of doubt, to seek independent advice from professional or financial advisers.

By Order of the Board
Great Wall Pan Asia Holdings Limited
WANG Hai
Chairman and Executive Director

Hong Kong, 5 August 2022

As at the date of this announcement, the Board of the Company consists of Mr. Wang Hai and Mr. Xu Yongle as executive directors of the Company, Mr. Yu Xianqing as non-executive director of the Company, and Dr. Song Ming, Dr. Sun Mingchun and Ms. Liu Yan as independent non-executive directors of the Company.