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景業名邦  
JY GRANDMARK

## **JY GRANDMARK HOLDINGS LIMITED**

景業名邦集團控股有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 2231)**

### **PROFIT WARNING**

This announcement is made by JY Grandmark Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and 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 board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the preliminary assessment on the unaudited consolidated management accounts of the Group for the year ended 31 December 2022 (the “**Year**”) and other information currently available to the Board, it is expected that the Group will record a loss attributable to owners of the Company of not more than RMB800 million for the Year, as compared to the profit attributable to owners of the Company of approximately RMB216 million for the year ended 31 December 2021.

The expected loss attributable to owners of the Company for the Year is mainly due to (1) the impact of unfavourable market environment, the ongoing COVID-19 pandemic and the challenging operating conditions in the PRC property sector during the Year, which led to (i) a decline in selling prices and corresponding gross profit margins of projects as well as an increase in the impairment provided for certain property projects, and (ii) a decrease in the gross floor area of properties delivered; and (2) losses on disposal of subsidiaries for the Year amounting to approximately RMB121 million.

As the Company is still in the process of finalizing the consolidated results of the Group for the Year, the information contained in this announcement is only based on the preliminary assessment by the Board of the unaudited consolidated management accounts of the Group, which has not been audited or reviewed by the Company's auditor, and other information currently available to the Board. Shareholders of the Company and potential investors are advised to read carefully the announcement of the results of the Group for the Year.

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

By Order of the Board  
**JY Grandmark Holdings Limited**  
**Chan Sze Ming Michael**  
*Chairman*

Hong Kong, 17 March 2023

*As at the date of this announcement, the Board comprises Mr. Chan Sze Ming Michael, Mr. Liu Huaxi, Ms. Zheng Catherine Wei Hong, Mr. Wu Xinping and Ms. Wei Miaochang as executive directors of the Company, Mr. Ma Ching Nam, BBS, CStJ, J.P., Mr. Leong Chong and Mr. Wu William Wai Leung as independent non-executive directors of the Company.*