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Leading Holdings Group Limited

領地控股集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6999)

PROFIT WARNING

This announcement is made by Leading Holdings Group 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes 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 2023 (the “**Reporting Period**”) and the information currently available to the Board, the Group is expected to record a net loss ranging from RMB80 million to RMB120 million for the Reporting Period as compared to the net profit of RMB46.6 million for the six months ended 30 June 2022.

Based on the information currently available, such expected loss was primarily due to (i) the lowered gross profit margin of the property projects delivered during the Reporting Period as affected by downward trend of the real estate industry; and (ii) there being a fair value losses on investment properties, as a result of further decrease in rentals of some investment properties held by the Company during the Reporting Period.

As at the date of this announcement, the Company is still in the process of finalizing the interim results of the Group for the Reporting Period. The information contained in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period and is not based on any figures or information audited by the Company's auditor or reviewed by the audit committee of the Board. As such, the actual financial results of the Group for the Reporting Period may differ from what is disclosed in this announcement. Shareholders and potential investors of the Company are advised to read carefully the interim results announcement of the Company for the Reporting Period, which is expected to be published by the Company by the end of August 2023.

Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.

By order of the Board
Leading Holdings Group Limited
Liu Yuhui
Chairman

Hong Kong, 10 August 2023

As at the date of this announcement, the Board comprises Mr. Liu Yuhui and Mr. Luo Changlin as executive Directors, and Ms. Jin Xu, Ms. Liang Yunxing and Mr. Fang Min as independent non-executive Directors.