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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 2024 (the “**Reporting Period**”) and the information currently available to the Board, the Group is expected to record a net loss ranging from approximately RMB600 million to RMB800 million for the Reporting Period as compared to the net loss of RMB93.6 million for the six months ended 30 June 2023.

Based on the information currently available, such expected increase in net loss was primarily attributable to (i) the lower gross profit margin for the projects delivered by the Group during the Reporting Period; (ii) the further decrease in fair value of the investment properties of the Group as a result of downturn of rent rate and rising of vacancy rate as affected by the macro economy; and (iii) the investment loss and bad debt loss incurred as a result of bankruptcy procedures of two subsidiaries of the Company, details of which were disclosed in the announcements of the Company dated 18 April 2024, 8 May 2024 and 29 May 2024 respectively.

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 2024.

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, 16 August 2024

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