Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

POWERLONG
宝 龙

POWERLONG REAL ESTATE HOLDINGS LIMITED
寶龍地產控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1238)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by Powerlong Real Estate 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 and 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 (the "**Shareholders**") and potential investors that, based on a preliminary assessment of the unaudited management accounts of the Group for the six months ended 30 June 2024 and the other information currently available, for the six months ended 30 June 2024, the loss for the period of the Group is expected to be within the range of approximately RMB1,900 million to RMB2,100 million (profit for the period for the six months ended 30 June 2023: approximately RMB292 million), and the core losses attributable to the owners of the Company*(Note)* is expected to be within the range of approximately RMB1,800 million to RMB2,000 million (core earnings attributable to the owners of the Company*(Note)* for the six months ended 30 June 2023: approximately RMB1,280 million). As compared to the profit for the six months ended 30 June 2023, it is expected that losses will be recorded for the six months ended 30 June 2024, which is mainly attributable to the following: (1) as a result of the continuous impact of the severe operating environment in the real estate industry: (i) the provision of impairment for property projects based on the principle of prudence; (ii) the decrease in fair value of investment properties; (2) the expected net foreign exchange losses due to foreign exchange fluctuations; and (3) the decrease in share of results of joint ventures and associates.

Note: Excluding the fair value gains/(losses) on investment properties, revaluation gains/(losses) on completed properties held for sale transferred to investment properties and foreign exchange gains/(losses) on financing activities during the period under review.

As at the date of this announcement, the Company is in the process of preparing and finalizing the interim results of the Group for the six months ended 30 June 2024. The information contained in this announcement is only based on a preliminary assessment by the Company's management team with reference to the unaudited management accounts of the Group for the six months ended 30 June 2024 and the other information currently available, which have not been audited or reviewed by the Company's auditors or the audit committee of the Company, and may be subject to further adjustments or amendments. Shareholders and potential investors are advised to read carefully the announcement of the interim results of the Group for the six months ended 30 June 2024, which is expected to be published no later than the end of August 2024.

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

By order of the Board
Powerlong Real Estate Holdings Limited
Hoi Kin Hong
Chairman

Hong Kong, 20 August 2024

As at the date of this announcement, the executive directors of the Company are Mr. Hoi Kin Hong, Mr. Hoi Wa Fong, Mr. Xiao Qing Ping, Ms. Shih Sze Ni Cecilia and Mr. Zhang Hong Feng; the non-executive director of the Company is Ms. Hoi Wa Fan; and the independent non-executive directors of the Company are Dr. Ngai Wai Fung, Dr. Mei Jian Ping, Dr. Ding Zu Yu and Ms. Liu Xiao Lan.