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GILSTON GROUP LIMITED
進騰集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 2011)

POSITIVE PROFIT ALERT

This announcement is made by Gilston Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited 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 of directors (the "**Directors**") of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on a preliminary review of the unaudited consolidated management accounts (the "**Unaudited Consolidated Management Accounts**") of the Group for the six months ended 30 June 2024 (the "**Period**") and the latest information currently available, the Group expects to record a profit attributable to equity Shareholders of approximately HK$10.85 million for the Period as compared to the profit attributable to equity Shareholders of approximately HK$3.39 million for the six months ended 30 June 2023. The Board believes that the aforementioned increase in profit is mainly attributable to, amongst other factors, the introduction of property management business which contributed considerable revenue for the Period, in the amount of approximately HK$45.27 million. Such increase was offset by, amongst others, the loss on disposal of property, plant and equipment of approximately HK$6.14 million, share based compensation expenses of approximately HK$5.52 million and increase in income tax expenses of approximately HK$13.55 million during the Period, while there were a gain on disposal and income tax credit and no such share based compensation expenses incurred in corresponding period in 2023.

As the Company is still in the process of preparing and finalising the results of the Group for the Period, the information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the latest information currently available and the Unaudited Consolidated Management Accounts, which has not been reviewed by the audit committee of the Board, and therefore may be subject to adjustments as appropriate. Particulars of the Group's business performance will be disclosed in its results announcement for the Period, which is expected to be published before end of August 2024.

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

By Order of the Board
Gilston Group Limited
Yip Siu Lun Dave
Chairman and executive Director

Hong Kong, 28 August 2024

As at the date of this announcement, the executive Directors are Mr. Yip Siu Lun Dave, Mr. Mak Yung Pan Andrew, Mr. Wu Cody Zhuo-xuan and Ms. Cheung Ka Yuen; the non-executive Director is Ms. Lin Ping; and the independent non-executive Directors are Mr. Leung Ka Tin, Mr. Cheng Hong Kei and Mr. Ko Kwok Shu.