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## **JIANDE INTERNATIONAL HOLDINGS LIMITED**

### **建德國際控股有限公司**

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

**(Stock Code: 865)**

### **PROFIT WARNING**

This announcement is made by Jiande International Holdings Limited (the “**Company**” and 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 the Inside Information Provisions (as defined in 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 preliminary assessment by the management of the Company on the unaudited consolidated management accounts of the Company for the year ended 31 December 2024 and the information currently available to the Group, the Group is expected to record a net loss attributable to owners of the Company of in the range of approximately RMB38 million to RMB43 million for the year ended 31 December 2024, as compared to a net profit attributable to owners of the Company of approximately RMB4.5 million for the year ended 31 December 2023. Such expected change from profit to loss was primarily due to: (i) the reduction of revenue and gross profit from the Group’s property development business as a result of the decrease in newly completed property units; (ii) the loss arising from net fair value change of investment properties; and (iii) the increase in income tax expense caused by the settlement of Land Appreciation Tax on The Cullinan Bay project of the Group in Yangzhou, Jiangsu province with the relevant tax authority.

The information contained in this announcement is solely based on the preliminary assessment by the management of the Company on the unaudited consolidated management accounts of the Company for the year ended 31 December 2024 and the information currently available to the Group, which have not been audited nor reviewed by the independent external auditors and audit committee of the Company and may be subject to adjustments.

The annual results of the Group for the year ended 31 December 2024 have not yet been finalised as at the date of this announcement. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 December 2024, which is expected to be published by end of March 2025.

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

By order of the Board  
**Jiande International Holdings Limited**  
**Shie Tak Chung**  
*Chairman*

Hong Kong, 26 March 2025

*As at the date of this announcement, the executive Directors are Mr. Shie Tak Chung, Mr. Tsoi Kin Sze and Mr. Wu Zhisong and the independent non-executive Directors are Mr. Ma Sai Yam, Mr. Yang Quan and Ms. Zhu Aiping.*