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GRAND MING GROUP HOLDINGS LIMITED

佳 明 集 團 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1271)

PROFIT WARNING

This announcement is made by Grand Ming Group 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 (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 “**Director(s)**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 March 2025 (the “**Year**”) and information currently available to the Board, the Group is expected to record a net loss of approximately HK\$280 million to approximately HK\$310 million for the Year, as compared to a net profit of approximately HK\$298.5 million for the year ended 31 March 2024 (the “**Previous Year**”).

The Board considers that the aforesaid net loss incurred for the Year was mainly attributable to (i) the recognition of impairment losses net of deferred tax (if applicable) of approximately HK\$210 million to approximately HK\$240 million on the Group’s properties under development, completed properties held for sale and properties held for own use, in view of the current unfavourable property market in Hong Kong; and (ii) a net unrealised fair value loss on the Group’s investment properties and investment properties under development of approximately HK\$110 million to approximately HK\$140 million during the Year, as compared to a net unrealised fair value gain of approximately HK\$384.2 million for the Previous Year.

The information contained in this announcement is only based on the preliminary assessment with reference to the information currently available to the Board and the unaudited consolidated management accounts of the Group for the Year, which have not been reviewed by the Company’s audit committee nor audited by the Company’s auditor. The Company is still in the process of finalising the Group’s audited annual results for the Year, and therefore the actual results may differ from the information set out in this announcement. Details of the Group’s financial results will be disclosed in the annual results announcement of the Company, which is expected to be published on 30 June 2025.

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

By Order of the Board
Grand Ming Group Holdings Limited
Chan Hung Ming
Chairman and Executive Director

Hong Kong, 20 June 2025

As at the date of this announcement, the executive Directors are Mr. Chan Hung Ming, Mr. Lau Chi Wah, Mr. Kwan Wing Wo, Ms. Tsang Ka Man and Ms. Chan Pui Yin Apple; and independent non-executive Directors are Mr. Tsui Ka Wah, Mr. Kan Yau Wo, Mr. Ho Chiu Yin Ivan and Mr. Lee Chung Yiu Johnny.