HARBOUR CENTRE DEVELOPMENT LIMITED

(Incorporated in Hong Kong with limited liability)

Stock Code: 51

PROFIT WARNING

This announcement is made by Harbour Centre Development Limited (the "**Company**" and, 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 (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong).

Based on an assessment of the latest unaudited management accounts of the Group and other management information currently available to the Company, the Board of Directors of the Company (the "**Board**") wishes to advise shareholders and investors that the Group may report a loss attributable to equity shareholders of between HK$230 million and HK$290 million for the six months ended 30th June, 2025, compared to a loss of HK$8 million for the corresponding period in 2024, mainly due to impairment provision on development properties and revaluation deficit on investment properties.

Notwithstanding the above information, the overall financial, business and trading positions of the Group remain healthy.

The information contained in this announcement is only a preliminary assessment by the Board based on information currently available to it, which was neither reviewed nor audited by the Company's auditors. The Group's consolidated results for the half year period ended 30 June 2025 are expected to be published in early August 2025.

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

By Order of the Board
Harbour Centre Development Limited
Grace L. C. Ho
Company Secretary

Hong Kong, 22 July 2025

As at the date of this announcement, the Board comprises Mr. Stephen T. H. Ng, Hon. Frankie C. M. Yick and Mr. Peter Z. K. Pao, together with six Independent Non-executive Directors, namely, Ms. Michelle Cheng, Mr. David T. C. Lie-A-Cheong, Mr. Roger K. H. Luk, Mr. Michael T. P. Sze, Mr. Brian S. K. Tang and Mr. Ivan T. L. Ting.