MIDEA REAL ESTATE HOLDING LIMITED
美的置業控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3990)

POSITIVE PROFIT ALERT

This announcement is made 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 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 "**Board**") of Midea Real Estate Holding Limited (the "**Company**") announces that based on its preliminary assessment of the unaudited consolidated management accounts of the Company and its subsidiaries (the "**Group**") for the six months ended 30 June 2025 (the "**Reporting Period**") and other information currently available to the Board, as compared with the profit attributable to owners of the Company of approximately RMB140.67 million, and the core net profit attributable to owners of the Company* of approximately RMB142.26 million, from the Group's continuing operations, for the six months ended 30 June 2024, it is expected to record a profit attributable to owners of the Company ranging from RMB250.00 million to RMB350.00 million, and a core net profit attributable to owners of the Company* ranging from RMB250.00 million to RMB350.00 million, from the Group's continuing operations, for the Reporting Period. The increase is mainly due to the impact arising from the inclusion of project management services as a new business segment of the Group following completion of the Group's distribution in specie (the "**Distribution**") and disposal on 22 October 2024. For details of the Distribution, please refer to the announcements of the Company dated 23 June 2024, 2 September 2024 and 22 October 2024 and the circular of the Company dated 16 August 2024.

As the interim results for the Reporting Period have not been finalised, the information contained in this announcement is based on a preliminary assessment by the Board based on information currently available to it including the unaudited consolidated management accounts of the Group for the Reporting Period, which have neither been reviewed by the auditors nor the audit committee of the Company. Therefore, the information contained in this announcement may be subject to adjustments.

The interim results announcement for the Reporting Period is expected to be published on or about 27 August 2025 in accordance with the Listing Rules.

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

By order of the Board
Midea Real Estate Holding Limited
Hao Hengle
Chairman and Executive Director

Hong Kong, 18 August 2025

As at the date of this announcement, the executive directors of the Company are Mr. Hao Hengle, Mr. Wang Dazai and Ms. Liu Min; the non-executive directors of the Company are Mr. He Jianfeng, Mr. Zhao Jun and Ms. Ren Lingyan; and the independent non-executive directors of the Company are Mr. Tan Jinsong, Mr. O'Yang Wiley and Mr. Lu Qi.

* "Core net profit attributable to owners of the Company" represents profit attributable to owners of the Company excluding the post-tax profit or loss arising from changes in fair value of investment properties and the post-tax expenses arising from equity-settled share-based payment transactions.