YOUNGO粤港湾

GUANGDONG – HONG KONG GREATER BAY AREA HOLDINGS LIMITED
粵港灣控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 01396)

INSIDE INFORMATION ANNOUNCEMENT
POSITIVE PROFIT ALERT

This announcement is made by Guangdong – Hong Kong Greater Bay Area Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") pursuant to Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**") and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary assessment of the Group's unaudited management accounts for the six months ended 30 June 2025 (the "**Reporting Period**") and information currently available to the Board, the Group is expected that the unaudited consolidated profit attributable to equity shareholder of the Company for the Reporting Period in the amount of no less than RMB 900.0 million (approximately HK$1,016.5 million) was recorded as compared to unaudited consolidated loss attributable to equity shareholder of the Company for the six months ended 30 June 2024 (the "**Previous Corresponding Period**") in the amount of approximately RMB 1,028.3 million (approximately HK$1,100.3 million), representing a significant increase in profit. Such turnaround of performance of the Group's results is mainly attributable to (i) the issue of the mandatory convertible bonds for the redemption of the US$ denominated senior notes due 2029 (ISIN: XS2609459123, Common Code: 260945912) issued by the Company which generate debt restructuring income of approximately RMB 1.4 billion (approximately HK$1.5 billion); and (ii) reduction in selling and administrative expense and finance cost of approximately of RMB 87.0 million (approximately HK$93.1 million)as compared to the Previous Corresponding Period owing to the continuous improvement in its operation and management level by the Company.

Information contained in this announcement is only a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and the financial information currently available, which have not been reviewed by the Company's auditors and/or the audit committee of the Company and are subject to possible adjustments after further review. Shareholders and potential investors of the Company are advised to refer to details in the results announcement of the Company for the six months ended 30 June 2025 which is expected to be published by the end of August 2025.

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

By order of the Board
Guangdong – Hong Kong Greater Bay Area Holdings Limited
LUO Jieping
Chairman and Executive Director

Hong Kong, 19 August 2025

Unless the context requires otherwise, conversion of Renminbi into Hong Kong dollars is based on the approximate exchange rate of RMB1 to HK$1.07. Such exchange rate is for the purpose of illustration only and does not constitute a representation that any amounts in Hong Kong dollars or Renminbi have been, could have been or may be converted at such or any other rate or at all.

As at the date of this announcement, the executive Directors of the Company are Mr. Luo Jieping, Mr. He Fei and Ms. Wei Haiyan, and the independent non-executive Directors of the Company are Mr. Guan Huanfei, Mr. Han Qinchun and Mr. Chen Yangsheng.