Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

MODERN LAND (CHINA) CO., LIMITED
當代置業(中國)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1107)

DELAY IN PUBLICATION OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2025 AND CONTINUED SUSPENSION OF TRADING

This announcement is made by Modern Land (China) Co., Limited (the "**Company**") pursuant to Rules 13.09 and 13.49(6) of the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") 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).

References are made to the announcements (the "**Announcements**") of the Company dated 15 March 2024, 28 March 2024, 30 August 2024 and 31 March 2025 in relation to the delay in publication of (i) the audited annual results (the "**2023 Annual Results**") and the annual report of the Group for the year ended 31 December 2023 (the "**2023 Annual Report**"); (ii) the interim results (the "**2024 Interim Results**") and the interim report of the Group for the six months ended 30 June 2024 (the "**2024 Interim Report**"); and (iii) the audited annual results (the "**2024 Annual Results**") and the annual report of the Group for the year ended 31 December 2024 (the "**2024 Annual Report**"). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

DELAY IN PUBLICATION OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

The Company announces that as the publication of the 2023 Annual Results, the 2024 Interim Results and the 2024 Annual Results, and the despatch of the 2023 Annual Report, the 2024 Interim Report and the 2024 Annual Report are still pending, it is expected that the publication of the announcement of its interim results for the six months ended 30 June 2025 (the "**2025 Interim Results**") will not be ready by 31 August 2025 as required under the Listing Rules.

The Board acknowledges that the delay in the publication of the 2025 Interim Results will constitute non-compliance with Rule 13.49(6) of the Listing Rules.

The Company will publish further announcement(s) to inform its shareholders and potential investors relating to the preparation and estimated date of publication of the outstanding financial information and any other update information as and when appropriate.

CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the shares of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on 2 April 2024 and will remain suspended until further notice.

Shareholders of the Company and potential investors should exercise caution when dealing in the securities of the Company.

By order of the Board
Modern Land (China) Co., Limited
Zhang Peng
Chairman, President and Executive Director

Hong Kong, 29 August 2025

As at the date of this announcement, the Board comprises eight Directors namely, executive Directors: Mr. Zhang Peng, Mr. Zhang Lei and Mr. Chen Yin; non-executive Directors: Mr. Han Shuchang and Mr. Zeng Qiang; and independent non-executive Directors: Mr. Hui Chun Ho, Eric, Mr. Gao Zhikai and Ms. Zhu Caiqing.