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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: 1396)

VOLUNTARY ANNOUNCEMENT

This announcement is made by Guangdong – Hong Kong Greater Bay Area Holdings Limited (the "**Company**", together with its subsidiary, the "**Group**") on a voluntary basis to provide the shareholders of the Company and potential investors information on the recent business development of the Group.

As at the date of this announcement, the Company has existing land bank with an aggregate site area of approximately 1.4 million sq.m., details of which are set out below:

Undeveloped Land	Location	Site Area (sq.m.)	Proposed land use	Contract Time/ Expected Contract Time	Recognition Time/ Expected Revenue Recognition Time	Progress as at the date of this announcement
Land 1	Lanzhou	25,000	Development of high-performance data center with an expected total capacity of 50MW from 2025 to 2027	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	The potential customer is undergoing internal approval procedures.
Land 2	Lanzhou	64,499	Development of construction materials markets from 2025 to 2027	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	Negotiation with customers completed and contract is signed. Deposit is paid by customers.

Undeveloped Land	Location	Site Area (sq.m.)	Proposed land use	Contract Time/ Expected Contract Time	Recognition Time/ Expected Revenue Recognition Time	Progress as at the date of this announcement
Land 3	Lanzhou	55,829	Development of simple hardware markets from 2025 to 2026	First half of 2026	From 2026 to 2027	Potential customer paid earnest money. Contract will be shortly entered into when the planning and design scheme of the land is confirmed.
Land 4	Lanzhou	52,950	Development of warehousing market from 2025 to 2026	First half of 2026	From 2026 to 2027	Potential customer paid earnest money. Contract will be shortly entered into when the planning and design scheme of the land is confirmed.
Land 5	Lanzhou	55,533	Development of warehousing market from 2025 to 2026	First half of 2026	From 2026 to 2027	Potential customer paid earnest money. Contract will be shortly entered into when the planning and design scheme of the land is confirmed.
Land 6	Lanzhou	70,549	Development of high-standard warehousing project from 2025 to 2027	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	Negotiation with customers completed and contract is signed.

Undeveloped Land	Location	Site Area (sq.m.)	Proposed land use	Contract Time/ Expected Contract Time	Recognition Time/ Expected Revenue Recognition Time	Progress as at the date of this announcement
Land 7	Lanzhou	169,565	Development of agricultural product markets from 2025 to 2027	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	Negotiation with customers completed and contract is signed. Deposit is paid by customers.
Land 8	Lanzhou	66,300	Development of intelligent express industrial park from 2025 to 2027	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	Negotiation with customers completed and contract is signed. Deposit is paid by customers.
Land 9	Lanzhou	71,329	Development of intelligent cold chain transshipment warehouse project from 2025 to 2027	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	Negotiation with customers completed and contract is signed. Deposit is paid by customers.
Land 10	Lanzhou	41,354	Development of warehousing and logistics park from 2025 to 2027	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	Negotiation with customers completed and contract is signed. Deposit is paid by customers.
Land 11	Lanzhou	67,268	No development plan	N/A	N/A	No planning yet
Land 12	Jiamusi	25,000	Development of high-performance data center with an expected total capacity of 50MW from 2025 to 2027	First half of 2026	From 2026 to 2027	The potential customer is undergoing internal approval procedures.

Undeveloped Land	Location	Site Area (sq.m.)	Proposed land use	Contract Time/ Expected Contract Time	Recognition Time/ Expected Revenue Recognition Time	Progress as at the date of this announcement
Land 13	Jiamusi	459,708	No development plan	N/A	N/A	No planning yet
Land 14	Wuzhou	33,350	Development of high-standard warehousing project from 2025 to 2026	Fourth quarter of 2025	From fourth quarter of 2025 to 2027	Negotiation with customers completed and contract is signed.
Land 15	Liuzhou	27,737	Development of warehousing market from 2025 to 2026	First half of 2026	From 2026 to 2027	Potential customer paid earnest money. Contract will be shortly entered into when the planning and design scheme of the land is confirmed.
Land 16	Heze	44,294	Development of cold chain storage facilities in 2026	From fourth quarter	In 2026	Potential customer paid earnest money.
Land 17	Mianyang	41,034	Development of residential projects from 2025 to 2027	Development launched and expected to sell in 2026	In 2027	Already In development stage. Expected to sell in 2026 and recognise revenue in 2027.

In respect of the undeveloped land above ("**Undeveloped Land**"), save for Land 11 and Land 13 where the Group does not have any development plan, the Company has either entered into contracts for the development of the land with its customers or is currently in advanced negotiations with the potential customers of the Undeveloped Land as at the date of this announcement. The customers and potential customers of the Undeveloped Land include (i) local government, (ii) large scale corporations, including warehousing and logistics operators, and (iii) entrepreneurs. In respect of the Undeveloped Land where contract is not entered into as at the date of this announcement, the Company is in negotiation with the potential customers on the planning and design schemes of the usage of the Undeveloped Land in accordance with the potential customers' customised requirements. The Company is confident that these negotiations will materialize into actual contracts and subsequently recognise revenue due to the following reasons:

(a) certain of these potential customers are governmental authorities and due to complex internal procedures, time is required to arrange the signing of the contracts;

(b) the Company had cooperated with some of the potential customers before on other projects and it has a long-term relationship with these potential customers;

(c) preliminary work had commenced in respect of some of the projects with these potential customers, for example, various discussion and drawing up design and construction plans; and

(d) based on the project experience of the Company, it is not uncommon that there is prolonged negotiations prior to signing of the contracts and commencement of actual work.

By behalf of the Board
GUANGDONG – HONG KONG GREATER BAY AREA HOLDINGS LIMITED
Luo Jieping
Chairman and Executive Director

Hong Kong, 31 October 2025

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.