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佳明
GRAND MING

GRAND MING GROUP HOLDINGS LIMITED
佳 明 集 團 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1271)

PROFIT WARNING

This announcement is made by Grand Ming Group Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) 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 (the "**Board**") of directors (the "**Director(s)**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2025 (the "**Period**") and information currently available to the Board, the Group is expected to record a net loss for the Period in the range of approximately HK$25.0 million to approximately HK$30.0 million, as compared to a net profit for the six months ended 30 September 2024 of approximately HK$52.6 million.

The Board considers that the expected net loss for the Period was mainly attributable to the combined effect of (i) a substantial decrease in the area of residential properties delivered and expiry of a data centre lease during the Period resulting in a corresponding decrease in revenue and gross profit of approximately HK$430 million and HK$218 million, respectively; (ii) decrease in selling expenses of approximately HK$160 million as a result of reduced revenue from sales of properties as aforesaid; and (iii) a significantly lower fair value gain arising from the revaluation of investment properties under development of approximately HK$0.4 million for the Period, as compared to approximately HK$25.6 million for the six months ended 30 September 2024.

The information contained in this announcement is based solely on the preliminary assessment by the Board with reference to the information currently available to the Board and the unaudited consolidated management accounts of the Group for the Period, which have not been reviewed by the Company's audit committee nor audited or reviewed by the Company's auditor. The Company is still in the process of finalising the Group's financial results for the Period, and therefore the actual results may differ from the information set out in this announcement. Details of the Group's financial results for the Period will be disclosed in the interim results announcement of the Company, which is expected to be published on 27 November 2025.

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

By Order of the Board
Grand Ming Group Holdings Limited
Chan Hung Ming
Chairman and Executive Director

Hong Kong, 18 November 2025

As at the date of this announcement, the executive Directors are Mr. Chan Hung Ming, Mr. Lau Chi Wah, Ms. Tsang Ka Man and Ms. Chan Pui Yin Apple; and independent non-executive Directors are Mr. Tsui Ka Wah, Mr. Kan Yau Wo, Mr. Ho Chiu Yin Ivan and Mr. Lee Chung Yiu Johnny.