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Sino Harbour Holdings Group Limited

漢港控股集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1663)

PROFIT WARNING

This announcement is made by Sino Harbour Holdings Group 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 (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Directors**” and the “**Board**”, respectively) wishes to inform its shareholders (the “**Shareholders**”) and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2025 (the “**Current Period**”) and the information currently available to the Board, the Group expects to record a profit attributable to equity holders of the Company in the range of approximately RMB4 million to approximately RMB6 million for the Current Period as compared to profit of approximately RMB25.2 million for the six months ended 30 September 2024.

The Board considered that such decline in profit was mainly due to decrement of revenue from sales of properties held for sale upon delivery of residential units.

As the Company is still in the course of finalising its results for the Current Period, the information contained in this announcement is only based on the preliminary assessment by the Company's management according to the information currently available to the Board and the unaudited consolidated management accounts of the Group for the Current Period, which have not been reviewed or audited by the Company's independent auditor nor reviewed by the audit committee of the Board, and are subject to adjustments where necessary, as such the actual consolidated results of the Group for the Current Period may differ from the information contained in this announcement. Shareholders and potential investors are advised to read the Company's interim results announcement for the Current Period, which is expected to be published by the end of November 2025 as required by the Listing Rules.

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

For and on behalf of
Sino Harbour Holdings Group Limited
WONG LAM PING
*Chairman, Chief Executive Officer,
Executive Director and General Manager*

Hong Kong, 25 November 2025

As at the date of this announcement, the executive Directors are Mr. WONG Lam Ping (Chairman, Chief Executive Officer and General Manager), Mr. SHI Feng (Deputy Chairman), Mr. WONG Lui and Ms. GAO Lan; the non-executive Director is Mr. CHAN Kin Sang; and the independent non-executive Directors are Mr. XIE Gang, Mr. HE Dingding and Mr. WONG Ping Kuen.