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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: 1396)

INSIDE INFORMATION ANNOUNCEMENT
POSITIVE PROFIT ALERT

This announcement is made by Guangdong – Hong Kong Greater Bay Area Holdings Limited (the "**Company**", together with its subsidiaries, collectively referred to as 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 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 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 unaudited consolidated management accounts of the Group for the year ended 31 December 2025 ("**FY2025**") and information currently available to the Board, the Group is expected to record (i) a profit for the year of not less than RMB30.0 million for FY2025, as compared to a loss for the year of approximately RMB2,041.3 million for the year ended 31 December 2024; and (ii) profit attributable to equity Shareholders of not less than RMB40.0 million for FY2025, as compared to loss attributable to equity Shareholders of approximately RMB1,834.6 million for the year ended 31 December 2024.

Based on the information currently available, the Board is of the view that the above changes in the results for FY2025 were mainly due to the following factors: (i) the issuance of mandatory convertible bonds by the Company in the first half of FY2025 for the redemption of the US$ denominated senior notes due 2029 (ISIN: XS2609459123, Common Code: 260945912), which generated debt restructuring income; (ii) the artificial intelligence ("**AI**") business acquired by the Group in October 2025, which generated net profit for the period ended 31 December 2025 from the acquisition date mainly driven by surging demand for AI computing power; and (iii) impairment loss on investment properties, inventories and financial assets provided by the Group for its infrastructure business in the second half of FY2025.

The Company is in the process of preparing the audited consolidated financial results for FY2025. 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 FY2025 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 annual results announcement of the Company for FY2025, which is expected to be published by the end of March 2026.

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 of
GUANGDONG – HONG KONG GREATER BAY AREA HOLDINGS LIMITED
LUO Jieping
Chairman and Executive Director

Hong Kong, 18 March 2026

As at the date of this announcement, the executive Directors of the Company are Mr. Luo Jieping, Mr. Zhong Junhua and Mr. He Fei; and the independent non-executive Directors of the Company are Dr. Han Qinchun, Mr. Chen Yangsheng and Dr. Qian He.