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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)

INSIDE INFORMATION
(1) POSSIBLE DELAY IN PUBLICATION OF THE 2025 ANNUAL RESULTS; (2) POSSIBLE DELAY IN DESPATCH OF THE 2025 ANNUAL REPORT; AND (3) POSSIBLE SUSPENSION OF TRADING

This announcement is made by the board (the "**Board**") of directors (the "**Director(s)**") of Modern Land (China) Co., Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rules 13.09(2)(a) and 13.49(3) of the Rules (the "**Listing Rules**") Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") 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).

POSSIBLE DELAY IN PUBLICATION OF THE 2025 ANNUAL RESULTS

Pursuant to Rule 13.49(1) of the Listing Rules, the Company is required to publish an announcement for the annual results of the Group for the year ended 31 December 2025 (the "**2025 Annual Results**") on a date not later than three months after the end of the financial year of the Company, namely, on or before 31 March 2026. Under Rule 13.49(2) of the Listing Rules, the preliminary announcement in relation to the 2025 Annual Results shall be based on the Group's consolidated financial statements for the financial year ended 31 December 2025 which shall have been agreed with the Company's auditor.

The Company wishes to inform the shareholders and potential investors of the Company that as at the date of this announcement, the audit of the financial statements of the Group for the year ended 31 December 2025 has not been completed. The delay is attributable to, among other matters, the following key audit procedures which remain outstanding or require additional time to complete: due to factors such as government supervision affecting certain subsidiaries, the approval process for company chops has been prolonged, resulting in certain bank confirmation requests and major balance confirmations still being in process; audit fieldwork for certain significant subsidiaries is ongoing or under internal review;

impairment assessments of accounts receivables, property-related assets, investment properties, and investments in joint ventures have yet to be completed; and estimations relating to litigation and going concern assessments are still in progress. The Group and its auditor are actively working together to expedite the completion of the outstanding audit procedures, including obtaining necessary documentation and assessments, with a target to finalize these matters as soon as practicable.

Due to the reasons above, the Company is expected to be unable to publish its annual results for the year ended 31 December 2025 on or before 31 March 2026. The delay in publishing the annual results will constitute non-compliance with Rule 13.49(1) of the Listing Rules.

Pursuant to Rule 13.49(3) of the Listing Rules, if the Company is unable to publish the 2025 Annual Results within the prescribed timeframe, it must announce its results prepared based on the financial results which have yet to be agreed upon with the auditors (so far as such information is available). The Board, after due and careful consideration, is of the view that it would not be appropriate for the Company to publish the unaudited management accounts of the Group for the financial year ended 31 December 2025 which are subject to audit at this stage, as such information may confuse or mislead the shareholders and potential investors of the Company.

POSSIBLE DELAY IN DESPATCH OF THE 2025 ANNUAL REPORT

Pursuant to Rule 13.46(2) of the Listing Rules, the Company is required to despatch its annual report for the year ended 31 December 2025 (the "**2025 Annual Report**") to its shareholders no later than four months after the end of the financial year (i.e. on or before 30 April 2026).

Due to the possible delay in the publication of the 2025 Annual Results, it is expected that there may be a possible delay in the despatch of the 2025 Annual Report. Any delay in despatch of the 2025 Annual Report will constitute a non-compliance with Rule 13.46(2) of the Listing Rules.

POSSIBLE SUSPENSION OF TRADING

Pursuant to Rule 13.50 of the Listing Rules, if the issuer fails to publish periodic financial information in accordance with the Listing Rules, the Stock Exchange will normally request suspension of trading in the issuer's securities and the suspension will normally continue until the issuer publishes an announcement containing the requisite financial information. In the event that the Company is unable to publish the 2025 Annual Results on or before 31 March 2026, it is expected that trading in the shares of the Company on the Stock Exchange will be suspended with effect from 9:00 a.m. on 1 April 2026 until the publication of the announcement in relation to the 2025 Annual Results by the Company.

The Company will announce separately in due course (i) the date of the Board meeting to consider and approve the 2025 Annual Results; (ii) the date of publication of the 2025 Annual Results and/or the 2025 Annual Report; and (iii) significant developments.

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
Modern Land (China) Co., Limited
Zhang Peng
Chairman, President and Executive Director

Hong Kong, 20 March 2026

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