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GILSTON GROUP LIMITED
進騰集團有限公司

*(Incorporated in the Cayman Islands with limited liability)*
**(Stock Code: 2011)**

# PROFIT WARNING

This announcement is made by Gilston Group Limited (the "**Company**", and its subsidiaries, the "**Group**") pursuant to Rule 13.09 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 "**SFO**").

The board (the "**Board**") of directors (the "**Directors**") of the Company wishes to inform the shareholders of the Company and potential investors that, based on its preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 and information currently available, it is expected to record a profit for the period of approximately HK$17 million for the six months ended 30 June 2026, as compared to the profit for the period of approximately HK$31 million for the six months ended 30 June 2025. The expected decrease in profit was primarily attributable to, among other factors, (i) decrease in profit for the period from zipper business of the Group as a result of the completion of the disposal of 開易(湖北)拉鏈製造有限公司 (KEE (Hubei) Zippers Manufacturing Company Limited*) during the period, and (ii) decrease in revenue in the property investment and provision of property management services caused by the Group offering certain discount to the tenants of Jiajinlong Car City following the renewal of subleases of Jiajinlong Car City in September 2025.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2026. The information contained in this announcement is only based on the preliminary assessment of the unaudited consolidated management accounts and the financial information of the Group for the six months ended 30 June 2026 currently available, which have not been reviewed by the Company's auditors or the audit committee. The interim results announcement of the Company for the six months ended 30 June 2026 is expected to be announced on 31 August 2026.

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

* *for identification purposes only*

By Order of the Board
**Gilston Group Limited**
**Yip Siu Lun Dave**
*Chairman and executive Director*

Hong Kong, 14 August 2026

*As at the date of this announcement, the executive Directors are Mr. Yip Siu Lun Dave, Mr. Mak Yung Pan Andrew, Mr. Wu Cody Zhuo-xuan and Ms. Cheung Ka Yuen; the non-executive Director is Ms. Lin Ping; and the independent non-executive Directors are Mr. Leung Ka Tin, Mr. Ko Kwok Shu and Dr. Leung Wai Cheung.*