大生地產發展有限公司
TAI SANG LAND DEVELOPMENT LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 89)

POSITIVE PROFIT ALERT

This announcement is made by Tai Sang Land Development Limited (the "Company" and, together with its subsidiaries, the "Group") pursuant to Rule 13.09(2) 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong).

The Company expects that the Group may record (i) a consolidated profit in the region of HK$58 million for the six months ended 30th June 2026 as compared to the consolidated loss of HK$204.5 million for the corresponding period in 2025, mainly caused by the fair value gains on investment properties as compared to the fair value losses on investment properties for the same period last year; and (ii) an underlying profit in the region of HK$1 million for the six months ended 30th June 2026 as compared to the underlying loss of HK$8.9 million for the corresponding period in 2025, mainly caused by the decrease in interest expenses and the increase in revenue from hotel operation.

The information contained in this announcement is only a preliminary assessment based on information currently available, which has neither been reviewed nor audited by the Company's auditor. Please refer to the Group's unaudited consolidated results for the six months ended 30th June 2026 which are expected to be published on 24th August 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
Tai Sang Land Development Limited
Katy Ma Ching Man
Company Secretary

Hong Kong, 17th August 2026

As at the date of this announcement, the Board comprises ten directors, of which Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Philip Ma Ching Yeung, Mr. Alfred Ma Ching Kuen and Ms. Amy Ma Ching Sau are executive Directors, Mr. Edward Cheung Wing Yui is a non-executive Director, and Mr. Kevin Chau Kwok Fun, Mr. Yiu Kei Chung, Mr. Aaron Tan Leng Cheng and Mr. Ho Chi Keung are independent non-executive Directors.