Powerlong Commercial Management Holdings Limited
寶龍商業管理控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9909)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by Powerlong Commercial Management Holdings 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 of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the "**Board**") of directors (the "**Directors**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on a preliminary assessment of the unaudited management accounts of the Group for the six months ended 30 June 2026 (the "**Period**") and the information currently available, the Group is expected to record a net profit attributable to the owners of the Company in the range of approximately RMB135.3 million to RMB142.6 million for the Period, representing a decrease of approximately 22.0% to 26.0% as compared with approximately RMB182.8 million for the six months ended 30 June 2025.

The Board believes that the decrease in profit is mainly attributable to the following factors: (i) the changes in ownership of certain retail commercial properties managed by the Group during the Period, which led to adjustments in the management model and fee structure for those properties, resulting in a decline in the Group's gross profit compared to the same period last year; and (ii) the termination of certain management contracts in respect of retail commercial properties managed by the Group, which led to a decline in the Group's revenue and profit contribution during the Period.

As at the date of this announcement, the Company is in the process of preparing and finalising the interim results of the Group for the Period. The information contained in this announcement is only based on a preliminary assessment by the Company's management team with reference to the unaudited management accounts of the Group for the Period and the information currently available, which have not been reviewed by the Company's auditors or the audit committee of the Company, and may be subject to further adjustments or amendments. Shareholders and potential investors are advised to read carefully the announcement of the interim results of the Group for the Period, which is expected to be published no later than the end of August 2026.

Shareholders and other investors are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
Powerlong Commercial Management Holdings Limited
Hoi Wa Fong
Chairman

Hong Kong, 20 August 2026

As at the date of this announcement, the Board comprises of one executive Director, namely, Mr. Hoi Wa Fong, two non-executive Directors, namely, Ms. Hoi Wa Fan and Ms. Hoi Wa Lam, and three independent non-executive Directors, namely, Dr. Lu Xiongwen, Ms. Ng Yi Kum, Estella and Mr. Chan Wai Yan, Ronald.