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佳明
GRAND MING

GRAND MING GROUP HOLDINGS LIMITED

佳明集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1271)

PROFIT WARNING

This announcement is made by Grand Ming Group 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 (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 board (the "**Board**") of directors (the "**Director(s)**") 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 six months ended 30 September 2026 (the "**Period**") and information currently available to the Board, the Group is expected to record a net loss for the Period in the range of approximately HK$1,250.0 million to HK$1,300.0 million, as compared to a net loss for the six months ended 30 September 2025 of approximately HK$26.1 million.

The Board considers that the expected net loss for the Period is mainly attributable to the recognition of an impairment loss of approximately HK$1,188.2 million in respect of investment properties reclassified as assets held for sale in connection with the proposed disposal of data centre developments disclosed in the Company's announcement dated 18 September 2026. The impact of this impairment loss was partially offset by higher profit from the property development segment, driven by a substantial increase in the area of residential properties delivered during the Period. The segment's revenue and profit increased by approximately HK$150.0 million and HK$54.4 million, respectively, compared with the six months ended 30 September 2025.

The information contained in this announcement is based solely on the preliminary assessment by the Board with reference to the information currently available to the Board and the unaudited consolidated management accounts of the Group for the Period, which have not been reviewed by the Company's audit committee nor audited or reviewed by the Company's auditor. The Company is still in the process of finalising the Group's financial results for the Period, and therefore the actual results may differ from the information set out in this announcement. Details of the Group's financial results for the Period will be disclosed in the interim results announcement of the Company, which is expected to be published on 26 November 2026.

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

By Order of the Board
Grand Ming Group Holdings Limited
Chan Hung Ming
Chairman and Executive Director

Hong Kong, 16 November 2026

As at the date of this announcement, the executive Directors are Mr. Chan Hung Ming, Mr. Lau Chi Wah and Ms. Chan Pui Yin Apple; and independent non-executive Directors are Mr. Tsui Ka Wah, Mr. Kan Yau Wo, Mr. Ho Chiu Yin Ivan and Mr. Lee Chung Yiu Johnny.