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Peking University Resources (Holdings) Company Limited
北大資源(控股)有限公司

(Incorporated in Bermuda with limited liability)
(Stock code: 00618)

PROFIT WARNING

This announcement is made by Peking University Resources (Holdings) Company Limited (the "**Company**", together with 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 board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the information currently available to the Board and a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2026 (the "**Period**"), the Group is expected to record a loss ranging from approximately RMB350 million to RMB400 million for the Period, as compared to a profit of approximately RMB1,883 million recorded by the Group for the six months ended 30 September 2025.

The turnaround from a profit recorded by the Group for the six months ended 30 September 2025 to an expected loss for the Period was mainly attributable to the following reasons:

(i) the Supreme People's Court of the People's Republic of China (the "**PRC**") rendered an unfavourable judgment against the Group in respect of the unjust enrichment dispute between Foshan PKU Resources Real Estate Co., Ltd.* (佛山北大資源地產有限公司), a subsidiary of the Group, and Shenzhen Ping An Huitong Investment Management Co., Ltd.* (深圳平安滙通投資管理有限公司), details of which are set out in the announcement of the Company dated 28 September 2026, and the Group has recognised a substantial provision in this regard;

(ii) the decrease in gross profit from the property development business of the Group due to the decrease in the area of properties delivered and the decline in unit selling prices; and

(iii) for the six months ended 30 September 2025, the Group recorded a substantial profit primarily due to the injection by the Company of the entire equity interest in On Tai International Investment Group (Hong Kong) Limited (安泰國際投資集團(香港)有限公司) (the "**Disposal Company**"), a wholly-owned subsidiary of the Company, into a partnership in August 2025, which resulted in a gain on disposal of approximately RMB2,314.7 million. The Disposal Company held 16 subsidiaries (collectively, the "**Disposal Group**"), 6 of which were engaged in property development business in the PRC. Upon completion of the aforesaid transaction, the Group no longer held any property development projects under development, which in turn led to a substantial reduction in finance costs and provisions for expected liabilities associated with the Disposal Group. No similar transaction was conducted by the Company during the six months ended 30 September 2026.

The information contained in this announcement is only based on a preliminary assessment made by the management of the Company upon reviewing the unaudited consolidated management accounts of the Group for the Period, which has not been reviewed or confirmed by the audit committee of the Board, nor reviewed or confirmed by the auditors of the Company. Detailed financial performance of the Group will be disclosed in the interim results announcement of the Company for the Period, which is expected to be published by the end of November 2026.

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

By Order of the Board
Peking University Resources (Holdings) Company Limited
Wong Kai Ho
Chairman

Hong Kong, 20 November 2026

As at the date of this announcement, the Board comprises executive Directors of Mr. Wong Kai Ho (Chairman), Mr. Huang Zhuguang, Mr. Xia Ding and Ms. Xiong Yan; and the independent non-executive Directors of Mr. Chin Chi Ho, Stanley, Ms. Xu Nan and Prof. Cheung Ka Yue.

* *For identification purposes only*