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**GUANGDONG - HONG KONG GREATER BAY AREA
HOLDINGS LIMITED**

粤港湾控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1396)

PROFIT WARNING

This announcement is made by Guangdong – Hong Kong Greater Bay Area Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders (the “**Shareholders**”) and potential investors of the Company that, based on the preliminary assessment of the Group’s unaudited consolidated management accounts for the six months ended 30 June 2022 (the “**Period**”) and the latest information currently available to the Board, the Group is expected to incur an unaudited consolidated net loss ranging from approximately RMB700.0 million to RMB 950.0 million for the Period as compared to the unaudited consolidated net profit of approximately RMB161.1 million for the corresponding in 2021.

The expected net loss of the Group for the Period was mainly due to the overall unfavourable operating environment in the real estate industry in China and the continuous impact of the novel coronavirus epidemic, which has resulted in a decline in the overall sales area and average selling price of properties and a serious decline in gross profit when compared to the same period of last year.

The Company is still in the process of finalising the interim results of the Group for the Period. The information contained in this announcement is only a preliminary assessment by the management of the Company based on figures and information available as at the date hereof and is not based on any figures or information which has been reviewed by the audit committee or the independent auditors of the Company. The actual interim results of the Group for the Period may be different from the financial information disclosed in this announcement, which is subject to finalisation and potential adjustments. The interim results announcement of the Group for the Period is expected to be published by the end of August 2022.

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

By order of the Board
Guangdong – Hong Kong Greater Bay Area Holdings Limited
ZENG Yunshu
Chairman and Executive Director

Hong Kong, 22 August 2022

As at the date of this announcement, the executive Directors are Mr. Zeng Yunshu, Mr. WongChoi Hing, Mr. Cai Hongwen, Mr. He Fei and Ms. Wei Haiyan; the non-executive Director is Mr. Feng Ke and the independent non-executive Directors are Mr. Dai Yiyi, Mr. Guan Huanfei and Mr. Han Qinchun.