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CAPITAL GRAND

BEIJING CAPITAL GRAND LIMITED

首創鉅大有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1329)

PROFIT WARNING

This announcement is made by Beijing Capital Grand Limited (the “**Company**”, 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 and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders and potential investors of the Company that based on the information currently available and preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (the “**Reporting Period**”), the Group is expected to record a net loss attributable to owners of the Company of not more than approximately RMB151 million, as compared to the net profit attributable to owners of the Company of approximately RMB87 million for the six months ended 30 June 2023. During the first half of 2024, the Group’s outlet business exhibited a slight increase in both revenue and gross profit as compared to the same period last year. The net loss recorded during the Reporting Period was primarily due to a decrease in the valuation appreciation amount of the Group’s investment properties as compared to the previous year, with valuation appreciation of properties contributed approximately RMB349 million to the net profit for the same period in 2023, which was largely attributable to the valuation appreciation of the properties relating to projects in Wuhan and Jinan that were disposed of by the Group in 2023. The Group expects the contribution to net profit from the valuation appreciation of investment properties to be approximately RMB4 million in the first half of 2024.

The Company is in the process of preparing the interim results of the Group for the six months ended 30 June 2024. The information contained in this announcement is a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the relevant Reporting Period, which have not been audited or reviewed by the Company’s auditor

or audit committee and are subject to modification. Detailed financial information of the Company will be disclosed in the interim results announcement for the relevant Reporting Period, which is expected to be published on 22 August 2024.

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
Beijing Capital Grand Limited
Xie Hongyi
Executive Director

Hong Kong, 9 August 2024

As at the date of this announcement, the Board comprises Mr. Fan Shubin (Chairman) and Mr. Xie Hongyi (Chief Executive Officer) as executive Directors; Mr. Wang Hao, Ms. Qin Yi and Mr. Zhai Senlin as non-executive Directors; and Mr. Yeung Chi Tat, Dr. Huang Wei and Mr. Xu Weiguo as independent non-executive Directors.