

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



**港龍中國地產**  
GANGLONG CHINA PROPERTY

**Ganglong China Property Group Limited**  
**港龍中國地產集團有限公司**  
(Incorporated in the Cayman Islands with limited liability)  
(Stock Code: 6968)

## **ESTIMATED RESULTS FOR THE YEAR ENDED 31 DECEMBER 2024**

This announcement is made by Ganglong China Property Group 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 in 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 and potential investors of the Company that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 and other information currently available to the Board, it is expected that the Company will record a loss and total comprehensive expenses for the year ended 31 December 2024 of not more than RMB1,000 million, as compared with the profit and total comprehensive income of approximately RMB718 million for the year ended 31 December 2023. The aforesaid changes were mainly attributable to (1) decrease in revenue from contracts with customers attributable to lower contracted sales and recognition of properties sold; and (2) the downward trend on the Group’s gross profit margin in general as a result of the adverse market condition and increase in impairment recognised for properties under development.

The Company is still in the process of finalising the financial results of the Group for the year ended 31 December 2024. The information contained in this announcement is only based on the Board’s preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 and the information currently available, which have not been audited or reviewed by the auditor of the Company nor reviewed by the audit committee of the Board and may be subject to adjustments. Details of the financial information and performance of the Group for the year ended 31 December 2024 will be disclosed in the annual results announcement of the Company for the year ended 31 December 2024, which is expected to be published before the end of March 2025.

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

By order of the Board  
**Ganglong China Property Group Limited**  
**Lui Ming**  
*Chairman and executive director*

Hong Kong, 14 March 2025

*As of the date of this announcement, the executive directors of the Company are Mr. Lui Ming (Chairman), Mr. Lui Jin Ling, and Mr. Lui Chi Chung Jimmy. The non-executive directors of the Company are Mr. Lui Wing Mau and Mr. Lui Wing Nam. The independent non-executive directors of the Company are Mr. Chan Pak Hung, Ms. Tang Lo Nar and Mr. Wong Tung Yuen.*