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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)

INSIDE INFORMATION UNAUDITED FINANCIAL DATA FOR THE THREE MONTHS ENDED 30 JUNE 2022

This announcement is made by Grand Ming Group Holdings 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 the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on the preliminary information currently available to the Group, the board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group’s unaudited consolidated revenue and underlying profit (defined as net profit after tax excluding the effect of change in fair value of investment properties) for the three months ended 30 June 2022 (the “**Period**”) amounted to approximately HK\$4.81 billion and HK\$1.38 billion, respectively, representing an increase of approximately 1,510% and 4,158%, respectively, when compared to the corresponding period of 2021.

The significant increase in the Group’s revenue and underlying profit for the Period was primarily attributable to the recognition of sales revenue of approximately HK\$4.75 billion from the pre-sold properties of the Grand Marine (the Group’s residential project at 18 Sai Shan Road, Tsing Yi, the New Territories) upon completion of assignment and handover of the units to the customers during the Period.

The information contained in this announcement is only based on the Board’s preliminary assessment of the unaudited management accounts of the Group for the Period and the information currently available to the Group which had not been audited or reviewed by the Company’s auditor.

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, 17 August 2022

As at the date of this announcement, the Board comprises:

Executive Directors: Mr. Chan Hung Ming, Mr. Lau Chi Wah and Mr. Kwan Wing Wo; and

Independent Non-Executive Directors: Mr. Tsui Ka Wah, Mr. Kan Yau Wo, Mr. Mok Kwai Pui Bill and Mr. Lee Chung Yiu Johnny