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漢港控股
SINO HARBOUR HOLDINGS

Sino Harbour Holdings Group Limited
漢 港 控 股 集 團 有 限 公 司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1663)

PROFIT WARNING

This announcement is made by Sino Harbour Holdings Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on the Stock Exchange (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 "**Directors**" and the "**Board**", respectively) wishes to inform its shareholders (the "**Shareholders**") and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2026 (the "**Current Year**") and the information currently available to the Board, the Group expects to record a loss attributable to owners of the Company of not less than RMB120.0 million for the Current Year, as compared to a profit attributable to owners of the Company of approximately RMB18.9 million for the year ended 31 March 2025. The Board considered that such expected turnaround from profit to loss was mainly attributable to (i) the decrease in revenue from sales of properties held for sale as a result of the decrease in delivery of residential units and car park spaces, and (ii) the increase in net fair value loss on investment properties during the Current Year.

As the Company is still in the course of finalising its results for the Current Year, the information contained in this announcement is only based on the preliminary assessment by the Company's management according to the information currently available to the Board and the unaudited consolidated management accounts of the Group for the Current Year, which have not been reviewed or audited by the Company's independent auditor nor reviewed by the audit committee of the Board, and are subject to adjustments where necessary, as such the actual consolidated results of the Group for the Current Year may differ from the information contained in this announcement. Shareholders and potential investors are advised to read the Company's annual results announcement for the Current Year, which is expected to be published by the end of June 2026 as required by the Listing Rules.

Shareholders and potential investors should exercise caution when investing in or dealing in the securities of the Company.

For and on behalf of
Sino Harbour Holdings Group Limited
WONG Lam Ping
Chairman, Chief Executive Officer,
Executive Director and General Manager

Hong Kong, 22 June 2026

As at the date of this announcement, the executive Directors are Mr. WONG Lam Ping (Chairman, Chief Executive Officer and General Manager), Mr. SHI Feng (Deputy Chairman), Mr. WONG Lui and Ms. GAO Lan; the non-executive Director is Mr. CHAN Kin Sang; and the independent non-executive Directors are Mr. XIE Gang, Mr. HE Dingding and Mr. WONG Ping Kuen.