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

**粵 港 灣 控 股 有 限 公 司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 1396)**

**POSITIVE PROFIT ALERT**

This announcement is made by Guangdong – Hong Kong Greater Bay Area Holdings 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 of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) of 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 the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2020 (the “**Year**”), the Group is expected to record a turnaround to the consolidated net profit for the Year of not less than RMB300.0 million as compared to the net loss of RMB277.3 million for the year ended 31 December 2019. The expected turnaround profit was primarily attributable to a number of factors including, (i) the increase in the area delivered in the sales of properties during the Year compared to the last year; and (ii) the decrease in selling and administrative expenses due to the Group’s efficient cost control during the Year.

The Company is still in the process of finalising the audited consolidated financial results of the Group for the Year. The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to information currently available to the Group, which has not been audited or reviewed by the Company’s auditors. The Company expects to announce the annual results of the Group for the Year by the end of March 2021.

**Shareholders of the Company 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**  
**WONG Choi Hing**  
*Chairman and Executive Director*

Hong Kong, 10 March 2021

*As at the date of this announcement, our executive Directors of the Company are Mr. Wong Choi Hing, Mr. Zeng Yunshu, Mr. Cai Hongwen, Mr. Yang Sanming, and Mr. Wang Dewen; and the independent non-executive Directors of the Company are Mr. Lam Chi Yuen Nelson and Mr. Yue Zheng.*