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MODERN LAND (CHINA) CO., LIMITED

當代置業(中國)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1107)

INSIDE INFORMATION

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This announcement is made by the board (the “**Board**”) of directors (the “**Directors**”) of Modern Land (China) Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rules 13.09(2)(a) and 13.49(3) of the Rules (the “**Listing Rules**”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) 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).

POSSIBLE DELAY IN PUBLICATION OF THE 2023 ANNUAL RESULTS

Pursuant to Rule 13.49(1) of the Listing Rules, the Company is required to publish an announcement for the annual results of the Group for the year ended 31 December 2023 (the “**2023 Annual Results**”) on a date not later than three months after the end of the financial year of the Company, namely, on or before 31 March 2024. Under Rule 13.49(2) of the Listing Rules, the preliminary announcement in relation to the 2023 Annual Results shall be based on the Group’s consolidated financial statements for the financial year ended 31 December 2023 which shall have been agreed with the Company’s auditor.

As of the date of this announcement, the Company and its auditor, KPMG, have been unable to reach a consensus on the audit fee for the audit of the 2023 Annual Results, which may result in a change of auditor. The Company anticipates that it may be unable to complete the necessary procedures for finalizing its audited consolidated financial statements for the

financial year ended 31 December 2023 by 31 March 2024. As a result, the Company may not be able to publish the 2023 Annual Results in accordance with Rules 13.49(1) and (2) of the Listing Rules.

Pursuant to Rule 13.49(3) of the Listing Rules, if the Company is unable to publish the 2023 Annual Results within the prescribed timeframe, it must announce its results prepared based on the financial results which have yet to be agreed upon with the auditors (so far as such information is available). The Board, after due and careful consideration, is of the view that it would not be appropriate for the Company to publish the unaudited management accounts of the Group for the financial year ended 31 December 2023 which are subject to audit at this stage, as such information may confuse or mislead the shareholders and potential investors of the Company.

POSSIBLE DELAY IN DESPATCH OF THE 2023 ANNUAL REPORT

Pursuant to Rule 13.46(2) of the Listing Rules, the Company is required to despatch its annual report for the year ended 31 December 2023 (the “**2023 Annual Report**”) to its shareholders no later than four months after the end of the financial year (i.e. on or before 30 April 2024). Due to the possible delay in the publication of the 2023 Annual Results, it is expected that there may be a possible delay in the despatch of the 2023 Annual Report.

The possible delay in despatch of the 2023 Annual Report will constitute a non-compliance with Rule 13.46(2) of the Listing Rules. The expected date of despatch of the 2023 Annual Report will be announced as and when appropriate.

POSTPONEMENT OF BOARD MEETING

The Board announces that due to the delay in publication of the 2023 Annual Results, the meeting of the Board (the “**Board Meeting**”) for the purpose of considering and approving, among others, the 2023 Annual Results will be postponed and the Company will publish further announcement to inform its shareholders on the date of the relevant Board Meeting as and when appropriate.

POSSIBLE SUSPENSION OF TRADING

Pursuant to Rule 13.50 of the Listing Rules, if the issuer fails to publish periodic financial information in accordance with the Listing Rules, the Stock Exchange will normally request suspension of trading in the issuer’s securities and the suspension will normally continue until the issuer publishes an announcement containing the requisite financial information. In the event that the Company is unable to publish the 2023 Annual Results on or before 31 March 2024, it is expected that trading in the shares of the Company on the Stock Exchange will be suspended with effect from 9:00 a.m. on 2 April 2024 until the publication of the announcement in relation to the 2023 Annual Results by the Company.

The Board will make further announcement(s) as and when appropriate to inform the shareholders of any updates in respect of (i) the possible change in auditor; (ii) the publication of the 2023 Annual Results; (iii) the despatch of the 2023 Annual Report; (iv) the date of the Board Meeting; and (v) the possible suspension of trading in the shares of the Company.

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
Modern Land (China) Co., Limited
Zhang Peng
Chairman, President and Executive Director

Hong Kong, 15 March 2024

As at the date of this announcement, the Board comprises eight Directors namely, executive Directors: Mr. Zhang Peng, Mr. Zhang Lei and Mr. Chen Yin; non-executive Directors: Mr. Tang Lunfei and Mr. Zeng Qiang; and independent non-executive Directors: Mr. Cui Jian, Mr. Hui Chun Ho, Eric and Mr. Gao Zhikai.