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長城環亞控股有限公司*

GREAT WALL PAN ASIA HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 583)

INSIDE INFORMATION PROFIT ALERT

This announcement is made by Great Wall Pan Asia 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) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (the “**Reporting Period**”) and the information currently available to the Company, the Group is expected to record an unaudited consolidated profit attributable to the Shareholders in the range of approximately HK\$4.29 million to HK\$4.74 million and an unaudited basic earnings per share in the range of approximately HK0.27 cents to HK0.30 cents for the Reporting Period, as compared to the unaudited consolidated profit attributable to the Shareholders of HK\$162 million and the unaudited basic earnings per share of HK10.36 cents for the six months ended 30 June 2023, representing a decrease of approximately 97%, which are primarily attributable to the expected decrease of approximately HK\$165 million to HK\$168 million in share of profit of an associate of the Group to approximately HK\$63 million to HK\$66 million for the Reporting Period, as compared to the share of profit of an associate of the Group of approximately HK\$231 million for the six months ended 30 June 2023, resulting from the increase in the finance cost of such associate during the Reporting Period.

The increase in the finance cost of the Group's associate (which mainly comprise of commercial properties) was a result of the high level of the Hong Kong Interbank Offered Rates for the Reporting Period. Notwithstanding the forgoing, there is no material effect on the operating cash flow of the Group, since the share of profit of an associate is non-cash in nature and the Group's investment in an associate is held as long-term investments for stable investment return. The overall financial and business positions of the Group remain healthy.

The Company is in the process of finalising the Group's interim results for the Reporting Period. The information contained in this announcement is only based on a preliminary assessment on the unaudited consolidated management accounts of the Group and the information currently available to the Company, which have not been audited or reviewed by the Company's auditor nor reviewed by the audit committee of the Company, and may be subject to amendments. Details of the Group's financial information will be disclosed in the interim results announcement for the Reporting Period which is expected to be published in August 2024.

Shareholders and potential investors are advised to exercise caution when dealing or contemplating in dealing in the shares of the Company and, in case of doubt, to seek independent advice from professional or financial advisers.

By Order of the Board
Great Wall Pan Asia Holdings Limited
WANG Hai
Chairman and Executive Director

Hong Kong, 21 August 2024

As at the date of this announcement, the Board of the Company consists of Mr. Wang Hai and Mr. Wang Zoumin as executive directors of the Company, Mr. Ren Zhiqiang as non-executive director of the Company, and Dr. Song Ming, Dr. Sun Mingchun and Ms. Liu Yan as independent non-executive directors of the Company.

* *For identification purpose only*