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**DYNAMIC HOLDINGS LIMITED**

**達力集團有限公司**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 29)**

## **INSIDE INFORMATION PROFIT WARNING**

This announcement is made by Dynamic Holdings Limited (the “**Company**”, together with its subsidiaries are collectively referred to as the “**Group**”) pursuant to Rule 13.09 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 information currently available to the Company and the preliminary assessment of the unaudited consolidated management accounts (the “**Management Accounts**”) of the Group for the six months ended 31 December 2024 (the “**Period**”), the Company is expected to record a consolidated net loss for the Period attributable to the Shareholders of approximately HK\$42 million, as compared to a consolidated net profit of HK\$5,366 million recorded by the Group for the six months ended 31 December 2023 (the “**Last Period**”). Such reduction of profit is mainly attributable to the fact that in the Last Period, the Group recorded an initial recognition of the one-off fair value gain (with reference to its then valuation, net of relevant deferred taxation) of approximately HK\$5,380 million generated from a piece of land distributed to the Group by a joint venture, and a decrease in the fair value of the Group’s investment properties from approximately HK\$13 million for the Last Period to approximately HK\$64 million for the Period under subdued market sentiment. The above-mentioned factors are non-cash in nature.

The Company is still in the course of finalising the interim results of the Group for the Period. The information contained in this announcement is only based on a preliminary assessment of the Board with reference to the Management Accounts and the information currently available to the Company, which have not been reviewed or audited by the auditors of the Company or reviewed by the audit committee of the Board. Details of the Group’s consolidated financial results and performance for the Period will be disclosed in the interim results announcement of the Company, which is expected to be published by the end of February 2025.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Dynamic Holdings Limited**  
**CHIU Siu Hung, Allan**  
*Chief Executive Officer*

Hong Kong, 26 February 2025

*As at the date of this announcement, the Board comprises Dr. TAN Lucio C. (Chairman), Mr. CHIU Siu Hung, Allan (Chief Executive Officer), Mrs. TAN Carmen K., Mr. PASCUAL Ramon Sy, Ms. TAN Vivienne Khao and Ms. TAN Irene Khao as executive directors; and Mr. CHONG Kim Chan, Kenneth, Mr. GO Patrick Lim, Mr. NGU Angel and Mr. MA Chiu Tak, Anthony as independent non-executive directors.*