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## **Radiance Holdings (Group) Company Limited**

**金輝控股（集團）有限公司**

*(Incorporated under the laws of the Cayman Islands with limited liability)*

**(Stock code: 9993)**

### **PROFIT WARNING**

This announcement is made by Radiance Holdings (Group) Company Limited (the “**Company**”, together with its subsidiaries, 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 Future Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Director(s)**”) of the Company wishes 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 year ended 31 December 2024 (“**Year 2024**”) and information currently available to the management team of the Company, comparing to the net loss attributable to owners of parents of approximately RMB600 million of the Company for the year ended 31 December 2023 (“**Year 2023**”), the Group is expected to record a net loss attributable to owners of parents of the Company of not more than RMB9,500 million for Year 2024. The net loss for the Year 2024 was mainly attributable to (1) the generally weak market sentiment and adjustments in the real estate industry which has posed downward pressure on the Group’s contracted sales prices, resulting in a decrease in the settlement gross profit margin of the Group’s real estate development business and an increase in the Group’s share of losses from joint ventures and associates during Year 2024; (2) increase in impairment losses accrued in Year 2024 for properties under development and completed properties held for sale based on the sales throughout the year and the management’s expectations for sales prices; and (3) decline of business economic environment leading to lower than expected occupancy rates and rental levels of properties during Year 2024, and some investment properties held by the Group have incurred fair value losses in Year 2024.

As the Company is still in the process of preparing and finalizing the annual results of the Group for the Year 2024, information contained in this announcement is only based on a preliminary assessment by the Company’s management team with reference to the unaudited consolidated management accounts of the Group for the Year 2024 and information currently available to the Company, which has not been audited or reviewed by the Company’s auditor or the audit committee of the Company. Therefore, the above information is subject to adjustments and may be different from the audited final results of the Group. Shareholders and potential investors of the Company are advised to read carefully the consolidated annual results announcement of the Group for the Year 2024, which is expected to be published in due course.

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

By order of the Board  
**Radiance Holdings (Group) Company Limited**  
**Lam Ting Keung**  
*Chairman*

Hong Kong, 19 March 2025

*As at the date of this announcement, the Board comprises four executive Directors, namely, Mr. Lam Ting Keung, Mr. Lam Yu, Mr. Huang Junquan and Ms. Wu Yankun and three independent non-executive Directors, namely, Mr. Zhang Huaqiao, Mr. Tse Yat Hong and Mr. Chung Chong Sun.*