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萬城控股有限公司  
**MILLION CITIES HOLDINGS LIMITED**

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

**(Stock Code: 2892)**

**INSIDE INFORMATION —  
PROFIT WARNING**

This announcement is made by Million Cities Holdings 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 and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders (the “**Shareholders**”) of the Company and potential investors that based on the preliminary assessment of the latest consolidated management accounts of the Group for the six months ended 30 June 2023 (the “**2023 Interim Period**”) and the information currently available, as compared to a profit after tax of approximately RMB33.1 million recorded for the Group for the six months ended 30 June 2022 (the “**2022 Interim Period**”), the Group expects that the profit after tax for the 2023 Interim Period will decrease by approximately 60%–70%. Moreover, the profit attributable to equity shareholders for the 2023 Interim Period is expected to decrease by approximately 90%–100%, as compared with a profit attributable to equity shareholders of approximately RMB39.8 million for the 2022 Interim Period.

During the 2023 Interim Period, the Group expects to record a significant increase in the revenue from the sale of properties by approximately 250%–320%, which was mainly attributable to the sale of Million Cities Legend Phase 3 in Huizhou, resulting in an

expected increase in the profit from operations for the 2023 Interim Period, as compared to that of the 2022 Interim Period which was mainly attributable to the sale of Million Cities Tycoon Place Phase 3 in Tianjin that generated lower gross profit margin.

Notwithstanding with the increase in revenue of the Group, the Group expects to record a decrease in both profit after tax and profit attributable to equity shareholders as mentioned above, mainly due to the significant increase in income tax of the Group as a result of the increase in profit from operations and the increase in the provision for land appreciation tax. Furthermore, share of profits less losses of associates is expected to record a loss for the 2023 Interim Period against a gain of approximately RMB49.5 million for the 2022 Interim Period, mainly due to certain inventories in associates of the Group were written down for the 2023 Interim Period whereas no inventories were written down for the 2022 Interim Period.

The information contained in this announcement is only based on the Board's preliminary assessment after reviewing the latest consolidated management accounts of the Group for the 2023 Interim Period and the information currently available, and such information has not been audited or reviewed by the Company's independent auditor or the audit committee of the Board. Therefore, the actual results of the Group for the 2023 Interim Period may be different from the information contained in this announcement. Shareholders and potential investors are advised to refer to the details in the interim results announcement of the Company for the 2023 Interim Period, which is expected to be released no later than 31 August 2023.

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

By Order of the Board  
**Million Cities Holdings Limited**  
**Wong Ting Chung**  
*Chairman & executive Director*

Hong Kong, 18 August 2023

*As at the date of this announcement, the chairman and executive Director is Mr. Wong Ting Chung; the other executive Directors are Mr. Lau Ka Keung and Mr. Li Wa Tat, Benedict; and the independent non-executive Directors are Mr. Ip Shu Kwan, Stephen, Mr. Li Yinquan and Mr. Chan Hiu Fung, Nicholas.*