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 — EXPECTED DECREASE IN LOSS

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 year ended 31 December 2024 ("**FY2024**") and the information currently available, for FY2024, the Group expects its loss after tax would be ranging from RMB143.0 million to RMB243.0 million (for the year ended 31 December 2023 ("**FY2023**"): RMB607.2 million) and loss attributable to equity shareholders of the Company ranging from RMB109.0 million to RMB209.0 million (FY2023: RMB482.3 million) respectively.

The Board would like to highlight that the revenue recognised for FY2024 was primarily derived from the sale of inventories, including Million Cities Legend Phase 3 and shops in Crown Grand Court in Huizhou. These properties were not newly completed and delivered properties during FY2024. In contrast, the sale of properties during FY2023 mainly derived from the sale of the then newly completed and delivered properties, such as Million Cities Legend Phase 3 in Huizhou. Consequently, the sales volume experienced a significant decrease in FY2024. This led to the Group's mismatching sales performance during FY2024 as compared with that of FY2023, resulting in a significant decrease in the Group's revenue for FY2024 by approximately 80% to 90%.

Despite of (i) the aforesaid significant decrease in revenue for FY2024; (ii) the recognition of impairment loss on other receivables of the Company's associated companies for FY2024; and (iii) the provision made with respect to the accrued interest in the Company's associated companies for FY2024, the Company expects that there will be a decrease in both loss after tax and loss attributable to equity shareholders of the Company for FY2024, as compared to that of FY2023, because the impairment provisions made for the properties of the Company's subsidiaries and associated companies are expected to decrease significantly as compared to those of FY2023.

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 FY2024 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 FY2024 may be different from the information contained in this announcement. Shareholders and potential investors are advised to refer to the details in the annual results announcement of the Company for FY2024, which is expected to be released no later than 31 March 2025.

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, 12 March 2025

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; non-executive Director is Ms. Wong Wai Ling and the independent non-executive Directors are Mr. Ip Shu Kwan, Stephen, Mr. Li Yinquan and Mr. Chan Hiu Fung, Nicholas.