GUANGDONG INVESTMENT LIMITED
(粵 海 投 資 有 限 公 司)

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00270)

INSIDE INFORMATION
POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the shareholders of the Company and potential investors that, based on a preliminary assessment of the Company's unaudited consolidated management accounts for the year ended 31 December 2025, the unaudited consolidated profit attributable to owners of the Company is expected to increase by approximately 43%, by reference to the audited consolidated profit attributable to owners of the Company of approximately HK$3,142 million in 2024.

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

This announcement is made by Guangdong Investment Limited (the "**Company**") 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**").

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company and potential investors that, based on a preliminary assessment of the Company's unaudited consolidated management accounts for the year ended 31 December 2025 (the "**year under review**"), the unaudited consolidated profit attributable to owners of the Company is expected to increase by approximately 43%, by reference to the audited consolidated profit attributable to owners of the Company of approximately HK$3,142 million in 2024.

The expected increase in the consolidated profit attributable to owners of the Company is primarily attributable to the following:

(1) on 21 January 2025, the Company completed the payment of a special dividend in the form of a distribution in specie of shares of Guangdong Land Holdings Limited ("**GDL**"). Since then, GDL ceased to be a subsidiary of the Company and the financial result of GDL was no longer consolidated in the financial statements of the Company, whereas its full-year loss had been included in the financial statements of the Company in 2024; and

(2) profit from continuing operations during the year under review increased when compared with that in 2024, mainly attributed to the saving on net finance costs and administrative expenses.

The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Company for the year ended 31 December 2025 and other information currently available to the Board, which have not been reviewed by the auditor of the Company. Further, the information in this announcement is not based on any figures or information reviewed or approved by the audit committee of the Board. The Company is still in the process of finalising its consolidated results for the year ended 31 December 2025, which are subject to possible adjustments upon further review. The audited annual results of the Company for the year ended 31 December 2025 are expected to be published by the end of March 2026.

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

By Order of the Board
Guangdong Investment Limited
TSANG Hon Nam
Director

Hong Kong, 28 January 2026

As at the date of this announcement, the Board of the Company comprises three Executive Directors, namely, Mr. KUANG Hu, Mr. TSANG Hon Nam and Ms. LIANG Yuanjuan; three Non-Executive Directors, namely, Mr. WANG Min, Mr. LI Wenchang and Mr. HE Zhifeng; and four Independent Non-Executive Directors, namely, Dr. CHAN Cho Chak, John, Mr. FUNG, Daniel R., Dr. the Honourable CHENG Mo Chi, Moses, and Mr. LI Man Bun, Brian David.