

For Immediate Release

30 August 2021



Great Wall Pan Asia Holdings Limited

長城環亞控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 583.HK)

Great Wall Pan Asia Announces 2021 Interim Results Earnings Per Share HK26.3 cents

(30 August 2021, Hong Kong) The board of directors of **Great Wall Pan Asia Holdings Limited** (the “**Company**”) is pleased to announce the unaudited consolidated interim results of the Company and its subsidiaries (collectively the “**Group**”) for the six months ended 30 June 2021.

During the reporting period, the Group maintained a steady development. Total assets of the Group as at 30 June 2021 were HK\$8,323.4 million, represents an increase of 6.18% over the end of 2020, while the total equity of the Group as at 30 June 2021 was HK\$3,053.1 million, represents an increase of 15.6% over the end of 2020. Profit attributable to shareholders for the six months ended 30 June 2021 amounted to HK\$412.3 million, representing a significant increase of 287.7% as compared with loss attributable to shareholders of HK\$219.7 million for the six months ended 30 June 2020. Earnings per share was HK26.3 cents for the six months ended 30 June 2021, based on weighted average of 1,567,745,596 shares in issue (loss per share for the six months ended 30 June 2020: HK14.0 cents based on 1,567,745,596 shares in issue).

Revenue of property investment segment for the first half of 2021 was HK\$52.4 million, compared with HK\$51.1 million in the first half of 2020. The increase is mainly due to the increase in revenue generated from the outdoor billboards at the exterior wall of Yue King Building. The Group’s diversified investment property portfolio in Hong Kong comprises Kwai Fong Plaza, certain floors of the Bank of America Tower in Central, Yue King Building in Causeway Bay (including the outdoor billboards at the exterior wall), Ko Fai Industrial Building in Yau Tong and Seaview Estate in North Point. Fair value gain on investment properties for the first half of 2021 was HK\$35.2 million, compared with the fair value loss of HK\$84.6 million in the first half of 2020.

The Group’s share of profit of an associate from JV Group was approximately HK\$435.5 million for the first half of 2021 (share of loss for the first half of 2020: HK\$83.3 million). The share of

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profit of an associate of the Group for the six months ended 30 June 2021 is mainly due to the growth of fair value gains on revaluations of the investment properties of the JV Group (which comprise of commercial properties), which was attributable to the recovery of the Hong Kong property market as the COVID-19 pandemic gradually came under control since the outbreak in early 2020.

The management of the Company said: “Looking ahead, in the face of the continuous impact and uncertainty of the COVID-19 on the global macroeconomic situation, the Group will actively grasp the opportunities behind the challenges, fully leverage the Group's competitive advantages, promote the performance of the core business with a steady pace, and seize investment opportunities with a prudent attitude and comprehensive plan. We will strive to achieve the best return for our shareholders while maintaining a strong cash position.”

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About Great Wall Pan Asia Holdings Limited

Great Wall Pan Asia Holdings Limited (“GWPA”) is the first overseas listed holding platform owned by China Great Wall Asset Management Co., Ltd. (“GWAMCC”), one of the four major state-owned financial asset management corporations in the People’s Republic of China. GWPA and its subsidiary (the “Group”) own a diversified investment properties portfolio and possess Types 1, 4, 6, 9 licenses under the Securities and Futures Ordinance and the money lenders license, edging towards accomplishing the Group’s strategic objective of transforming into a conglomerate with businesses of property investment and integrated financial services. As an important overseas development platform for GWAMCC, by capitalising on GWAMCC’s solid foundation, extensive experience and strong financial strength, the Group will continue to diversify the business and maximise the growth potential, so as to generate favourable investment returns to our shareholders.

This press release is issued by **Wonderful Sky Financial Group Limited** on behalf of **Great Wall Pan Asia Holdings Limited**.

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