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MODERN LAND (CHINA) CO., LIMITED

當代置業(中國)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1107)

SUPPLEMENTAL ANNOUNCEMENT ON DELAY IN PUBLICATION OF 2025 ANNUAL RESULTS

Reference is made to the announcements dated 20 March 2026, 31 March 2026 and 1 April 2026 (the “**Announcements**”) of Modern Land (China) Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) regarding, among other things, the possible delay in publication of the 2025 Annual Results. Capitalized terms used herein shall have the same meanings as those defined in the Announcements.

SUPPLEMENTAL INFORMATION ON DELAY IN 2025 ANNUAL RESULTS

The Company wishes to provide the following additional information in relation to the delay in publication of the 2025 Annual Results.

Particulars of Restrictions Affecting Audit Procedures

The principal reason for the delay in completing the audit is the increased level of “government supervision” imposed on certain subsidiaries of the Group in connection with the central government’s “保交樓” (ensuring delivery of property units) initiative.

Relevant Housing and Urban-Rural Development Bureaus (住建局) in the PRC have implemented regulatory controls over the approval and use of company chops (公章) and bank seals (銀行預留印鑒) of subsidiaries participating in the “保交樓” (ensuring delivery of property units) initiative. Under such supervision, use of company chops by these subsidiaries, including for arranging essential confirmations to the Group’s bankers and other parties, requires prior approval from the relevant government authorities. This approval process, which involves multi-step review and documentation, has significantly lengthened and complicated procedures necessary for signing and issuing bank confirmations and other audit confirmations.

As at the date of this announcement, approximately a quarter of required bank confirmations for the audit have yet to be obtained and approximately a quarter of such required bank confirmations have yet to be dispatched, primarily because the necessary chop approvals remain pending with the authorities. The Group's human resource is tight due to the continuing liquidity issues. More than expected human resource and time has been put in to handle this "government supervision" matter by its finance department. As a result, preparation and provision of other information and documentation by the Group for audit purpose such as provision of data input to the valuer for investment property valuation, preparation of profit and cash flow forecasts for asset impairment assessments and for going concern assessment has been substantially delayed. All these affected the overall audit workflow for finalising the Group's financial statements.

Expected Date of Publication of 2025 Annual Results Announcement

The Company and its auditor are working diligently to resolve all outstanding matters and complete the audit procedures. As discussed with the auditor, the management envisages to provide all required information and documentation to the auditor, and the auditor expects to complete the audit procedures on significant matters within May 2026. The consolidated financial statements including disclosure notes will be prepared by the management and reviewed by the auditor in June 2026, and the overall audit work is expected to be finalised by the end of June 2026. Subject to the timely completion of the outstanding audit procedures and the absence of any unforeseen circumstances, the Company currently expects that the 2025 Annual Results will be published by the end of June 2026. The Company will publish further announcement(s) to keep shareholders and potential investors informed of any material developments and the expected results publication date as soon as it can be reasonably confirmed.

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

By Order of the Board
Modern Land (China) Co., Limited
Zhang Peng
Chairman, President and Executive Director

Hong Kong, 20 May 2026

As at the date of this announcement, the Board comprises seven Directors namely, executive Directors: Mr. Zhang Peng, Mr. Zhang Lei and Mr. Chen Yin; non-executive Director: Mr. Zeng Qiang; and independent non-executive Directors: Mr. Hui Chun Ho, Eric, Mr. Gao Zhikai and Ms. Zhu Caiqing.