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**九龍建業有限公司**  
**KOWLOON DEVELOPMENT COMPANY LIMITED**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 34)**

**PROFIT WARNING**

This announcement is made by the board of directors (the “**Board**”) of Kowloon Development Company 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 Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The Board of the Company wishes to inform the shareholders of the Company and potential investors that, based on a preliminary review of the draft unaudited consolidated management accounts of the Group for the year ended 31 December 2020, the Group is expected to record a significant decrease in net profit attributable to shareholders of the Company in the range of 60% to 70% for the year ended 31 December 2020 as compared to that of the corresponding period in 2019 which was mainly due to (1) the decrease in sales recognition from the property development projects of the Group, (2) the decrease in the income from and the amount of the fair value change on the interests in property development in Macau and (3) the revaluation changes from investment properties of the Group in Hong Kong. Excluding the revaluation from the Group’s investment properties net of tax and fair value gains on its interests in property development projects, the Group is expected to record a considerable decrease in underlying net profit attributable to shareholders of the Company in the range of 45% to 55% for the year ended 31 December 2020 as compared to that of the corresponding period in 2019.

The Company is still in the process of finalising the annual results of the Group for the year ended 31 December 2020. The information contained in this announcement is only based on the preliminary assessment by the Board of the Company with reference to the draft unaudited consolidated management accounts of the Group for the year ended 31 December 2020 and other information currently available to the Group which have not been reviewed or audited by the auditor of the Company. The actual results of the Group for the year ended 31 December 2020 may be subject to further revision. The annual results of the Group for the year ended 31 December 2020 are expected to be released in late March 2021.

**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  
**Kowloon Development Company Limited**  
**Or Wai Sheun**  
*Chairman*

Hong Kong, 5 March 2021

*As at the date of this announcement, the Directors of the Company are Mr Or Wai Sheun (Chairman), Mr Lai Ka Fai, Mr Or Pui Kwan and Mr Lam Yung Hei as Executive Directors; Ms Ng Chi Man and Mr Yeung Kwok Kwong as Non-executive Directors; and Mr Li Kwok Sing, Aubrey, Mr Lok Kung Chin, Hardy, Mr Seto Gin Chung, John and Mr David John Shaw as Independent Non-executive Directors.*