PAN HONG HOLDINGS GROUP LIMITED
(Incorporated in Bermuda)
(Registration Number: 37749)

PROFIT GUIDANCE FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

The Board of Directors ("**Board**") of Pan Hong Holdings Group Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that based on a preliminary review of the Group's unaudited financial results for the six months ended 30 September 2026 ("**1HFY2027**"), the Group is expected to report a lower revenue and a loss after tax for 1HFY2027 compared to the six months ended 30 September 2025 ("**1HFY2026**").

The lower revenue is due to fewer transfer of control of property units of Run Ze Yuan (润泽园) and Run Hong Yuan (润泓园) in 1HFY2027. In comparison, the revenue in 1HFY2026 was mainly attributable to more transfer of control of property units of Run Hong Yuan. As the Group is primarily engaged in property development business, revenue recognition is dependent on the launch of new projects and transfer of control of sold properties. Consequently, revenue and profit for the Group looking across periods will appear irregular.

Further details of the Group's performance will be set out in the Company's unaudited financial results for 1HFY2027 to be released on or before 14 November 2026.

In the meantime, the Board wishes to advise shareholders and potential investors of the Company to exercise caution when dealing in the shares of the Company. If in doubt as to the action they should take, shareholders and potential investors of the Company should seek advice from their stockbrokers, bankers, solicitors, accountants, tax advisers or other professional advisers immediately.

By Order of the Board

Wong Sum
Executive Chairman

2 November 2026