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YING KEE TEA HOUSE GROUP LIMITED

英記茶莊集團有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 8241)

PROFIT WARNING

This announcement is made by Ying Kee Tea House Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “**GEM Listing Rules**”) and the Inside Information Provisions (as defined under the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment of the information currently available to the Board and unaudited consolidated managements accounts of the Group for the financial year ended 31 March 2026 (“**FY2026**”), the Group expects to record a loss of approximately HK\$27.3 million for FY2026 as compared to the loss of approximately HK\$16.9 million for the year ended 31 March 2025. The increase in loss was mainly due to the impairment loss on property, plant and equipment and right-of-use assets of the Company’s subsidiaries.

The Company is still in the process of finalizing the Group’s audited consolidated annual results for FY2026. The information contained in this announcement is only based on the preliminary assessment of the unaudited consolidated management accounts of the Group and the information currently available and is not based on any figures or information audited by the Company’s auditor, and may be subject to amendments. As such, the above information is provided for the reference of the Shareholders and potential investors only. The Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for FY2026 to be published by the end of June 2026.

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

By Order of the Board
Ying Kee Tea House Group Limited
Chan Kwong Yuen
Chairman

Hong Kong, 15 June 2026

As at the date of this announcement, the Board comprises Mr. Chan Kwong Yuen, Mr. Chan Kun Yuen and Mr. Chan Shu Yuen as executive Directors of the Company; Dr. Ip Wai Hung, Mr. Lee Wai Ho and Ms. Hon Yin Wah as independent non-executive Directors.

This announcement, for which the Directors of the Company collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the Stock Exchange website at www.hkexnews.hk on the “Latest Listed Company Information” page for at least 7 days from the date of its posting and on the website of the Company at www.yingkeetea.com.