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Chuang's China Investments Limited

(莊士中國投資有限公司)

(Incorporated in Bermuda with limited liability)

(Stock Code: 298)

ESTIMATED FINAL RESULTS FOR THE YEAR ENDED 31 MARCH 2022

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform shareholders of the Company and potential investors that the Group expects to record a profit attributable to equity holders of the Company for the year ended 31 March 2022 in the range of approximately HK\$220 million to HK\$280 million, representing a decrease as compared to that of the last corresponding year of approximately HK\$419 million.

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

This announcement is made by Chuang's China Investments Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders of the Company and potential investors that the Group expects to record a profit attributable to equity holders of the Company for the year ended 31 March 2022 in the range of approximately HK\$220 million to HK\$280 million, representing a decrease as compared to that of the last corresponding year of approximately HK\$419 million. Based on an analysis of the unaudited financial information currently available, despite the recognition of the net gain on the disposal of the property project in Panyu, the People's Republic of China with detail disclosed in the interim report of the Company for the six months ended 30 September 2021, the Group expects to record a decrease in profit for the year ended 31 March 2022

principally attributable to (i) the decrease in recognition of revenue and profit for the sales of The Esplanade in Tuen Mun, Hong Kong during the year as the majority of the completed units were handed-over to the end-buyers in the last corresponding year; and (ii) the effect of net loss recorded for the bond investment of the Group as disclosed in the announcement of the Company dated 4 April 2022.

The Company is in the process of preparing the final results of the Group for the year ended 31 March 2022. The information contained in this announcement is only based on the preliminary assessment by the Board according to the unaudited consolidated management accounts of the Group for the year ended 31 March 2022 currently available which have not been finalized as at the date of this announcement and have not been reviewed by the Company's auditor. Further details of the financial information of the Group will be disclosed in the final results announcement and the annual report of the Company to be published in accordance with the Listing Rules.

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 of
Chuang's China Investments Limited
Albert Chuang Ka Pun
Chairman

Hong Kong, 6 May 2022

As at the date of this announcement, Mr. Albert Chuang Ka Pun, Miss Ann Li Mee Sum, Mr. Edwin Chuang Ka Fung, Mr. Geoffrey Chuang Ka Kam and Mr. Neville Charles Kotewall are the Executive Directors of the Company, Mr. Dominic Lai is the Non-Executive Director of the Company, and Mr. Abraham Shek Lai Him, Mr. Andrew Fan Chun Wah, Dr. Eddy Li Sau Hung and Dr. Ng Kit Chong are the Independent Non-Executive Directors of the Company.