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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 INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 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 loss attributable to equity holders of the Company for the six months ended 30 September 2022 in the range of approximately HK\$150 million to HK\$200 million, as compared to a profit of approximately HK\$767.9 million for the last corresponding period.

**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 loss attributable to equity holders of the Company for the six months ended 30 September 2022 in the range of approximately HK\$150 million to HK\$200 million, as compared to a profit of approximately HK\$767.9 million for the last corresponding period. Based on an analysis of the unaudited financial information currently available, the loss for the six months ended 30 September 2022 is principally attributable to (i) the drop in revenues and gross profit as a result of the reduced recognition of sales from the Esplanade in Tuen Mun, Hong Kong as majority of the properties had been sold by the last corresponding period; (ii) the net loss on the disposal of

the property in Changan, the People's Republic of China as disclosed in the announcement of the Company dated 5 August 2022; and (iii) the effect of the net loss recorded for the bond investment of the Group as disclosed in the announcement of the Company dated 5 October 2022. Despite the Group is expected to record a loss for the six months ended 30 September 2022, the financial position of the Group remain healthy and sound.

The Company is in the process of preparing the interim results of the Group for the six months ended 30 September 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 six months ended 30 September 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 interim results announcement and the interim 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, 4 November 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.*