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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 2023**

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 year ended 31 March 2023 in the range of approximately HK\$310 million to HK\$370 million, as compared to a profit of approximately HK\$228 million for the last corresponding year.

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 year ended 31 March 2023 in the range of approximately HK\$310 million to HK\$370 million, as compared to a profit of approximately HK\$228 million for the last corresponding year. Based on an analysis of the unaudited financial information currently available, the loss for the year ended 31 March 2023 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 year; (ii) the net loss on the disposal of the property in Changan, Dongguan, the People's Republic of China as disclosed in the announcement of the Company dated 5 August 2022; (iii) the recognition of a fair value loss

of the investment properties of the Group; (iv) the recognition of impairment provision for properties for/under development of the Group; and (v) the recognition of an unrealized fair value loss on bond investments of the Group as a result of mark to market prices as at 31 March 2023. Shareholders of the Company and potential investors should, however, note that the points (iii) to (v) above are accounting loss with no immediate cash flow impact to the Group. Despite the Group is expected to record a loss for the year ended 31 March 2023, the financial position of the Group remains healthy and sound.

The Company is in the process of preparing the final results of the Group for the year ended 31 March 2023. 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 2023 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, 4 May 2023

As at the date of this announcement, Mr. Albert Chuang Ka Pun, Miss Ann Li Mee Sum, Mr. Edwin Chuang Ka Fung and Mr. Geoffrey Chuang Ka Kam 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.