Liu Chong Hing Investment Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 00194)

PROFIT WARNING

This announcement is made by Liu Chong Hing Investment Limited (the "**Company**", together with its subsidiaries shall be referred to as the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the management information currently available to the Company and the preliminary review of the unaudited management accounts for the year ended 31 December 2024, the Group expects to record a loss attributable to its Owners of the Company for the year ended 31 December 2024 in the range of approximately HK$800 million to HK$850 million, compared with a loss attributable to its Owners of the Company of approximately HK$814.9 million for the year ended 31 December 2023. There is expected to be a fair value loss of investment properties of approximately HK$718 million, compared to a fair value loss of HK$297 million in 2023. This increase in fair value loss includes the fair value loss resulting from a hotel reclassification from Property, Plant and Equipment to Investment Property. Notwithstanding the information provided above, since the fair value loss is non-cash in nature, they will have no effect on the operating cash flow of the Group. The overall financial and business position of the Group remains healthy.

The Company is still in the process of finalizing its financial audit and the information contained in this announcement represents only a preliminary assessment by the management of the Company based on the information currently available and is not based on any figures or information which have been reviewed by the Company's auditors or the audit committee. The actual results of the Group for the year ended 31 December 2024 may be different from our estimation. The Group's audited results for the year ended 31 December 2024 are expected to be announced on 13 March 2025. Shareholders and potential investors are advised to read the results announcement of the Company when it is published.

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

By Order of the Board
Liu Chong Hing Investment Limited
Lee Wai Hung
Company Secretary

Hong Kong, 21 February 2025

As at the date of this announcement, the Board of Directors of the Company comprises Executive Directors: Mr. Liu Lit Chi (Chairman and Chief Executive Officer), Mr. Liu Kam Fai Winston (Vice Chairman), Mr. Lee Wai Hung, Mr. Liu Kwun Bo Darryl, Liu Chak Hung Adrian and Mr. Liu Kwun Hung Tiger; Non-executive Director: Mr. Kho Eng Tjoan Christopher; and Independent Non-executive Directors: Dr. The Hon. Cheng Mo Chi Moses, Mr. Au Kam Yuen Arthur, Dr. Ma Hung Ming John, Mr. Cheng Yuk Wo, Mr. Tong Tsun Sum Eric and Ms. Ngan Suk Fun Mariana.