香港中旅國際投資有限公司
CHINA TRAVEL INTERNATIONAL INVESTMENT HONG KONG LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 308)

PROFIT WARNING

This announcement is made by the board of directors (the "**Board**") of China Travel International Investment Hong Kong Limited (the "**Company**") 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 Board would like to inform the shareholders (the "**Shareholders**") and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Company and its subsidiaries (collectively, the "**Group**") for the year ended 31 December 2024 and the information currently available to the Board, a decrease of no less than 40% in profit attributable to shareholders is expected to be recorded in the Group's consolidated results for the year ended 31 December 2024, as compared with the profit attributable to shareholders of HK$240 million for the year ended 31 December 2023.

The Board considers that the expected decrease in profit attributable to shareholders for the year ended 31 December 2024 is mainly attributable to the decrease in fair value of investment properties.

As the Company has yet to finalise the annual results of the Group for the year ended 31 December 2024, the information contained in this announcement is only based on the preliminary assessment of the Board on the Company's unaudited consolidated management accounts for the year ended 31 December 2024 and the information currently available to the Board, which has not been audited by the Company's auditors nor reviewed by the audit committee of the Board.

The actual results of the Group for the year ended 31 December 2024 may be different from the disclosure in this announcement, and subject to further amendments and adjustments where necessary. Details of the Group's performance will be set out in the annual results announcement of the Group for the year ended 31 December 2024, which is expected to be issued on 26 March 2025.

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

By Order of the Board
China Travel International Investment Hong Kong Limited
Wu Qiang
Chairman

Hong Kong, 10 March 2025

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. Wu Qiang, Mr. Feng Gang and Mr. Li Pengyu; three non-executive Directors, namely Mr. Tsang Wai Hung, Mr. Tao Xiaobin and Mr. Fan Zhishi; and five independent non-executive Directors, namely Mr. Tse Cho Che Edward, Mr. Zhang Xiaoke, Mr. Huang Hui, Mr. Chen Johnny and Mr. Song Dawei.