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ETERNITY INVESTMENT LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 764)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by Eternity Investment Limited (the “**Company**”, together with its subsidiaries 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders (the “**Shareholders**”) of the Company and potential investors that the loss attributable to owners of the Company for the year ended 31 December 2024 (“**FY2024**”) is expected to increase by approximately 50% to 60% as compared to the loss attributable to owners of the Company of HK\$275.2 million for the year ended 31 December 2023. Such increase is mainly attributable to (i) an increase in the impairment loss on goodwill; (ii) an increase in loss arising on the change in fair value of investment properties; (iii) a decrease in the gain on disposals of residential serviced apartments; and (iv) a loss on modification of terms of guaranteed secured notes which are partially offset by (i) a decrease in the allowance for expected credit losses on financial assets; and (ii) an increase in gross profit.

The Company is still in the process of finalizing the annual results of the Group for FY2024. The information contained in this announcement is only a preliminary assessment by the Board based on the unaudited consolidated management accounts of the Group and the information currently available, which may be subject to changes and adjustments. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for FY2024, which is scheduled to be published on 31 March 2025.

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

By Order of the Board
Eternity Investment Limited
Lei Hong Wai
Chairman

Hong Kong, 28 March 2025

As at the date of this announcement, the Board comprises three executive Directors, namely, Mr. Lei Hong Wai, Mr. Cheung Kwok Wai Elton and Mr. Cheung Kwok Fan; and four independent non-executive Directors, namely, Mr. Wan Shing Chi, Mr. Ng Heung Yan, Ms. Leung Man Yee Fanny and Mr. Law Kwok Ho Kenward.