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 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 six months ended 30 June 2025 and the information currently available to the Board, the Group is expected to record a loss attributable to shareholders of no less than HK$70 million for the six months ended 30 June 2025, as compared with the profit attributable to shareholders of HK$63 million for the six months ended 30 June 2024.

The Board considers that the turnaround from profit to loss for the six months ended 30 June 2025 was mainly attributable to the decrease in fair values of investment properties in line with the market volatility and the provision for impairment for the Company's subsidiaries, namely, China Travel Hong Kong (Zhuhai) Ocean Spring Co., Ltd. and CTS (Xianyang) Ocean Spring Resort Co., Ltd.

As the Company has yet to finalise the interim results of the Group for the six months ended 30 June 2025, 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 six months ended 30 June 2025 and the information currently available to the Board, which has not been reviewed by the Company's auditors nor reviewed by the audit committee of the Board. The actual results of the Group for the six months ended 30 June 2025 may be different from the disclosure in this announcement, and may be subject to further amendments and adjustments where necessary. Details of the Group's performance will be set out in the interim results announcement of the Group for the six months ended 30 June 2025, which is expected to be issued by late August 2025 in accordance with the requirements of the Listing Rules.

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, 1 August 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; four non-executive Directors, namely Mr. Tsang Wai Hung, Mr. Tao Xiaobin, Mr. Zheng Jiang and Mr. Fan Zhishi; and six independent non-executive Directors, namely Mr. Tse Cho Che Edward, Mr. Zhang Xiaoke, Mr. Huang Hui, Mr. Chen Johnny, Mr. Song Dawei and Ms. Fang Xuan.