康 TOWN
健 HEALTH

Town Health International Medical Group Limited
康健國際醫療集團有限公司

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock Code: 3886)

POSITIVE PROFIT ALERT

This announcement is made by Town Health International Medical Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to the provisions of inside information under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board (the "**Board**") of directors (the "**Directors**") of the Company would like to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on the information currently available, it is expected that for the six months ended 30 June 2025, the Group will record an unaudited consolidated profit in the range of approximately HK$25.2 million to HK$39.6 million, including an unaudited consolidated profit attributable to the Shareholders in the range of approximately HK$9.1 million to HK$14.3 million, as compared with the unaudited consolidated loss of approximately HK$28.5 million, including the unaudited consolidated loss attributable to the Shareholders of approximately HK$47.7 million, as recorded for the six months ended 30 June 2024. Such turnaround from unaudited consolidated loss to unaudited consolidated profit was mainly attributable to the net effects of:

(i) a decrease in fair value loss of the Group's investment properties recorded for the six months ended 30 June 2025 as compared to that recorded for the six months ended 30 June 2024;

(ii) no recording of impairment losses on the Group's interests in associates for the six months ended 30 June 2025 whereas such losses were recorded for the six months ended 30 June 2024;

(iii) the recording of the Group's share of profits of associates for the six months ended 30 June 2025 as compared with the recording of share of losses of associates for the six months ended 30 June 2024; and

(iv) a decrease in the Group's gross profit recorded for the six months ended 30 June 2025 as compared to that recorded for the six months ended 30 June 2024.

If the "other gains and losses, net" as shown in the unaudited condensed consolidated statement of profit or loss are excluded, the Group expects an unaudited operating profit in the range from approximately HK$27.1 million to HK$42.6 million, including an unaudited operating profit attributable to the Shareholders in the range from approximately HK$11.0 million to HK$17.3 million, with respect to its business operations would have been recorded for the six months ended 30 June 2025. The Group is still performing assessment and valuation against its relevant assets. Subject to the final results of such assessment and valuation being made available to the Group, the Group may record further adjustments to the amounts of the relevant assets for the six months ended 30 June 2025.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2025. The information contained in this announcement is only based on a preliminary assessment by the management of the Company and the Board by reference to figures and information available as at the date hereof, which have not yet been reviewed or audited by the Company's auditors. The finalised interim results of the Group and other details will be disclosed in the interim results announcement for the six months ended 30 June 2025 to be published by the Company.

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
Town Health International Medical Group Limited
Choi Ka Tsan Karson
Chairman and Chief Executive Officer

Hong Kong, 12 August 2025

As at the date of this announcement, the executive Directors of the Company are Mr. Choi Ka Tsan Karson (Chairman and Chief Executive Officer), Dr. Fok Siu Wing Dominic, Ms. Zhang Xiaoxue and Mr. Huang Yu; the non-executive Directors of the Company are Ms. Lee Wai Ling Linda, Ms. Lau Suk Hing Clara, Mr. Liu Yang and Ms. Zhang Leidi; and the independent non-executive Directors of the Company are Mr. Yu Xuezhong, Dr. Xu Weiguo, Mr. Han Wenxin, Mr. Chan Wai Kan, Mr. Cheung Ka Ming and Mr. Tsui Wing Cheong Sammy.