天安中國投資有限公司

TIAN AN CHINA INVESTMENTS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 28)

POSITIVE PROFIT ALERT

This announcement is made by Tian An China Investments Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) 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 of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2025, the profit attributable to the owners of the Company (the "**Attributable Profit**") for the six months ended 30th June, 2025 is expected to be in the range from HK$2,200 million to HK$2,400 million, representing a significant increase as compared to the Attributable Profit of approximately HK$78 million for the six months ended 30th June, 2024. The primary reason for the increase in the expected Attributable Profit was an increase in gross profit, which was mainly attributable to revenue recognition arising from the handover of units of Phase 2C of The One Tian An Place, a residential project in Shanghai, China, to customers in early 2025.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30th June, 2025. The information contained in this announcement is only based on the Board's preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2025, which may be subject to adjustments upon the finalisation of the review by the auditor of the Company. The interim results of the Group for the six months ended 30th June, 2025 will be published by the Company within the timeframe stipulated under the Listing Rules.

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

On behalf of the Board
Tian An China Investments Company Limited
Edwin Lo King Yau
Executive Director

Hong Kong, 14th August, 2025

As at the date of this announcement, the Board comprises Mr. Song Zengbin (Deputy Chairman), Mr. Patrick Lee Seng Wei (Managing Director), Mr. Edwin Lo King Yau and Mr. Tao Tsan Sang being the Executive Directors; Mr. Lee Seng Hui (Chairman) and Dr. Moses Cheng Mo Chi being the Non-Executive Directors; and Mr. Jiang Guofang, Mr. Ngai Wah Sang and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.