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PROFIT WARNING

This announcement is made by Tai United Holdings Limited (“**Company**”, together with its subsidiaries, “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**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 (“**Board**”) of directors (“**Directors**”) of the Company wishes to inform the shareholders (“**Shareholders**”) and potential investors of the Company that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 (the “**1H2025 Period**”) and the information currently available to the Board, the Group expects to record, for the 1H2025 Period a substantial loss before tax in the range of approximately HK\$200 million to HK\$240 million, compared to that for six months ended 30 June 2024, in which the unaudited loss before tax of the Group was approximately HK\$274.7 million. The expected loss before tax was mainly attributable to the (i) decrease in fair value of investment properties in the PRC; (ii) provisions for impairment losses of financial guarantees contracts with onshore banks for the bank borrowings of non-group companies; and (iii) finance costs due to bank loan in connection to the acquisition of a shopping mall in Guangzhou.

The Company is in the process of finalising its condensed consolidated financial results for the 1H2025 Period. The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Group and currently available information of the Group, which is subject to further review by the Board and the audit committee of the Board of the Company. The Shareholders and potential investors of the Company are advised to refer to the results announcement of the Company for the 1H2025 Period for details, which is expected to be released by the end of August 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
Tai United Holdings Limited
Su Shigong
Chairman

Hong Kong, 22 August 2025

As at the date of this announcement, the Board comprises the following Directors:

Executive Directors:

Mr. Su Shigong (*Chairman*)

Ms. Yang Yuhua (*Chief Executive Officer*)

Non-executive Director:

Mr. Lu Yunsong

Independent non-executive Directors:

Dr. Gao Bin

Mr. Leung Ting Yuk

Ms. Song Yanjie