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ZHONG HUA INTERNATIONAL HOLDINGS LIMITED

中華國際控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1064)

PROFIT ALERT

This announcement is made by Zhong Hua International Holdings Limited (the "Company") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of The Securities and Futures Ordinance.

The purpose of this announcement is to alert shareholders and investors that the Company and its subsidiaries (altogether the "Group") may record a net profit for the six months ended 30 June 2025 (the "Current Period").

With reference to the latest management accounts of the Group for the Current Period, the Group is expected to record a net profit of approximately HK$40 million (*provisional figure*) for the Current Period as compared to a net loss for the six months ended 30 June 2024 (the "Last Period") of approximately HK$31 million (*unaudited figure*). The turnaround is mainly attributable to the fair value gain of equity interest in an entity of approximately HK$40 million (*provisional figure*) for the Current Period (Last Period: loss of approximately HK$28 million (*unaudited figure*)), which was mainly derived from the appreciation of Renminbi during the retranslation process in Current Period, after taking reference with the preliminary valuations appraised by independent professional property valuers (the "Valuers") for the Current Period. Such fair value gain was non-cash transaction and unrealised in the Group's consolidated income statement.

Please be cautioned that the above financial information are provided based on the Company's latest management consolidated accounts for the Current Period and preliminary valuations on the Group's properties portfolio as at 30 June 2025 as appraised by the Valuers. **The above figures are provisional, unaudited and may be subject to further adjustment(s), if any.** The management of the Company may (i) revise the management accounts of the Company's principal subsidiaries for the Current Period once and upon further updated financial information are available; (ii) make further impairment on assets, if any; or (iii) adjust the valuations of its investment properties and/or equity interest in an entity if the Valuers revise their preliminary property valuations (if they think fit).

The Company will announce its consolidated results of the Company for the Current Period on 29 August 2025.

By Order of the Board
Zhong Hua International Holdings Limited
Ho Kam Hung
Executive Director

Hong Kong, 22 August 2025

As at the date of this announcement, the board of directors of the Company comprises:(i) Ho Kam Hung as executive director; (ii) Young Kwok Sui as non-executive director; and (iii) Tam Kong, Lawrence, Wong Miu Ting, Ivy and Wong Kui Fai as independent non-executive directors.