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CHEUK NANG (HOLDINGS) LIMITED

卓能（集團）有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 131)

PROFIT WARNING

This announcement is made 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 under Part XIVA of the Securities and Futures Ordinance.

The board of directors (the "**Board**") of Cheuk Nang (Holdings) Limited (the "**Company**"), together with its subsidiaries (the "**Group**") wishes to inform the shareholders of the Company and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Company for the year ended 30 June 2025 ("**FY2025**") and the latest information available to the Board, the Group is expected to record loss attributable to owners of the Company ranging from HK$980 million to HK$1,100 million for FY2025, as compared to profit attributable to owners of the Company of approximately HK$172 million for the year ended 30 June 2024 ("**FY2024**").

The turnaround from profit attributable to owners of the Company for FY2024 to an expected loss attributable to owners of the Company for FY2025 was mainly due to the combined effect of (i) reduction of gross profit due to no sale transaction of Hong Kong properties; (ii) increase in fair value loss of the investment properties from approximately HK$154 million for FY2024 to approximately HK$915 million for FY2025; (iii) a substantial increase in administrative expenses from approximately HK$57 million for FY2024 to approximately HK$290 million for FY2025 mainly as a result of a provision for properties under development of approximately HK$166 million; and (iv) decrease in income tax credit due to there is no tax refunded occurred in FY2025.

The information contained in this announcement is only based on the information currently available to the management of the Company. The Board wishes to emphasize that it is still in the process of finalizing the results of the Group for FY2025 which have not yet been reviewed by the audit committee nor confirmed by the auditors of the Company and may be subject to adjustments and changes.

Shareholders of the Company and potential investors are advised to read carefully the Group's annual results for FY2025, which is expected to be published on 23 September 2025.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
CHEUK NANG (HOLDINGS) LIMITED
Ho Sau Fun Connie
Company Secretary

Hong Kong, 19 September 2025

As at the date of this announcement, the Executive Directors are Dr. Chao Sze Tsung Cecil (Chairman), Dr. Chao Gigi (Vice Chairman), Mr. Chao Howard and Ms. Ho Sau Fun Connie; the Non-executive Director is Mr. Lee Ding Yue Joseph and the Independent Non-executive Directors are Mr. Lam Ka Wai Graham, Mr. Sun Dai Hoe Harold and Mr. Lee Tsung Hei David Chris.