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ART GROUP HOLDINGS LIMITED
錦藝集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 565)

POSITIVE PROFIT ALERT

This announcement is made by Art Group Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and 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 (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and the potential investors that, based on a preliminary assessment on the unaudited consolidated management accounts of the Group for the year ended 30 June 2025 and the information currently available, the Group is expected to record a profit attributable to the owners of the Company of not less than HK$39 million of the year ended 30 June 2025, as compared to a loss attributable to owners of the Company of approximately HK$271 million for the year ended 30 June 2024. The Board believes that such expected turnaround from loss to profit is primarily due to net result of (i) net gains from several one-off transactions for termination of leases and derecognition of investment properties, amounting to approximately HK$89 million; (ii) loss on fair value changes of investment properties of approximately HK$56 million; (iii) gain on bargain purchase of a subsidiary of approximately HK$11 million; and (iv) loss for the year from discontinued operations of cargo aircraft charter business of approximately HK$6 million.

The Company is still in process of finalising the consolidated results of the Group for the year ended 30 June 2025. As such, the aforementioned information in this announcement is only based on the Company's preliminary review of the unaudited consolidated management accounts of the Group for the year ended 30 June 2025 and the information currently available to the Company is not based on any figure or information that has been audited by the independent auditor of the Company nor reviewed by the audit committee of the Board. Such information is subject to adjustments and finalisation of financial results for the year ended 30 June 2025. Therefore, the actual results of the Group for the year ended 30 June 2025 may differ from the information contained in this announcement. Shareholders and potential investors are advised to take careful consideration of the Company's announcement regarding the financial results for the year ended 30 June 2025, which is expected to be published before the end of September 2025.

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

By order of the Board
Art Group Holdings Limited
Su Peixin
Chairman

Hong Kong, 26 September 2025

As at the date of this announcement, the executive directors of the Company are Mr. Su Peixin, Dr. Wong Ho Yin, Mr. Yao Linying and Mr. Chen Jinyan; and the independent non-executive directors of the Company are Mr. Chong Hon Wang, Ms. Chuang Yin Lam and Ms. Wang Yuqin.