LAI FUNG HOLDINGS

Lai Fung Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1125)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that, despite the steadfast performance of the Group's investment properties and hotel operations, the consolidated loss attributable to owners of the Company for the year ended 31 July 2025 is expected to increase by no less than 50% as compared to that for the year ended 31 July 2024 of approximately HK$267.7 million. The increase in loss was primarily attributed to: (i) the reduction in property sales since those projects have been completely sold almost; and (ii) fair value losses on investment properties during the Year, versus gains on the same in the previous financial year. These were partially offset by improvements in administrative expenses, other operating expenses, and finance costs during the Year.

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

This announcement is made by Lai Fung Holdings Limited ("**Company**", and 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance, Chapter 571, the Laws of Hong Kong ("**SFO**").

Based on the latest unaudited management accounts of the Group for the year ended 31 July 2025 ("**Year**"), the board of directors of the Company ("**Board**") wishes to inform the shareholders of the Company ("**Shareholders**") and potential investors that, despite the steadfast performance of the Group's investment properties and hotel operations, the consolidated loss attributable to owners of the Company for the Year is expected to increase by no less than 50% as compared to that for the year ended 31 July 2024 of approximately HK$267.7 million. The increase in loss was primarily attributed to: (i) the reduction in property sales since those projects have been completely sold almost; and (ii) fair value losses on investment properties during the Year, versus gains on the same in the previous financial year. These were partially offset by improvements in administrative expenses, other operating expenses, and finance costs during the Year.

The information contained in this announcement is only based on the preliminary assessment by the Group's management according to the information that is currently available. The Company is preparing its full year results which are subject to further review and assessment by the Company's audit committee, the Board and the independent auditor of the Company; and the audited annual results of the Group for the Year are expected to be published on 21 October 2025.

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

By order of the Board
Lai Fung Holdings Limited
Lam Kin Ngok, Peter
Chairman

Hong Kong, 14 October 2025

As at the date of this announcement, the Board comprises seven Executive Directors, namely Dr. Lam Kin Ngok, Peter (Chairman), Mr. Lam Kin Hong, Matthew (Executive Deputy Chairman), Mr. Lam Hau Yin, Lester (Chief Executive Officer) (also alternate to Madam U Po Chu), Madam U Po Chu and Messrs. Cheng Shin How, Lee Tze Yan, Ernest and Cheung Sum, Sam; and six Independent Non-executive Directors, namely Messrs. Lam Bing Kwan, Ku Moon Lun, Law Kin Ho, Mak Wing Sum, Alvin, Shek Lai Him, Abraham and Au Hoi Fung.