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Overseas Chinese Town (Asia) Holdings Limited
華僑城（亞洲）控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 03366)

PROFIT WARNING

This announcement is made by Overseas Chinese Town (Asia) Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") 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 (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Company 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 Group and other information currently available to the board (the "**Board**") of directors (the "**Directors**"), it is expected that a loss attributable to equity holders of the Company not exceeding RMB1,800 million would be recorded for the year ended 31 December 2025 (the "**2025**"). Compared with a loss attributable to equity holders of the Company of approximately RMB170 million for the year ended 31 December 2024, such increase in loss is mainly attributable to, among other things: (i) there was a one-off investment income from the disposal of equity interests in comprehensive development project in the corresponding period in 2024, and there was no recurrence of disposal of equity interests with similar effect in 2025; (ii) to enhance the Company's liquidity, to optimize the allocation of resources and dynamically adjust the operation and sales strategies according to the market conditions, provision were made for impairment losses on inventories and construction in progress of certain comprehensive development projects, and for recognised investment losses and impairment losses on investments in certain associates and joint ventures for 2025.

Based on a preliminary assessment of the unaudited consolidated management accounts of the Group for 2025, the Board considers that the provision for impairment of inventories and construction in progress and the provision for recognised investment losses and impairment losses on investments in certain associates and joint ventures by the Group will not have a material impact on the Group's cash flow. In 2026, the Group continues its focus based on the principles of "destocking inventory, revitalizing assets, and mitigating risks", and will continue to accelerate the destocking of existing projects and fund recovery, strengthen cash flow control, solidly promote cost reduction and efficiency enhancement, strengthen risk prevention and control, improve operation efficiency, and strive to create value for the shareholders of the Company.

The Company is still in the course of finalizing its financial report for the year of 2025. The information contained in this announcement is only based on preliminary assessment on the management accounts and information currently available, which have not been finalized, audited nor reviewed by the Company's auditor or the audit committee of the Company, and therefore may be subject to changes. The Company will disclose its annual results announcement in March 2026, which will contain further information regarding the Company's results for the year of 2025.

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

By the order of the Board
Overseas Chinese Town (Asia) Holdings Limited
Liu Yu
Chairwoman

Hong Kong, 5 March 2026

As at the date of this announcement, the Board comprises seven Directors, including three executive Directors namely Ms. Liu Yu, Mr. Wang Jianwen and Ms. Qi Jianrong, one non-executive Director namely Mr. Yang Guobin and three independent non-executive Directors namely Ms. Wong Wai Ling, Mr. Lam Sing Kwong Simon and Mr. Chu Wing Yiu.

Certain figures set out in this announcement have been subject to rounding adjustment. The information contained in this announcement is based on a number of assumptions, current estimates and projections. The actual outcomes may differ. Nothing contained herein is, or shall be relied upon as, any measure, indicator, representation, or warranty of the Group's current or future operating or financial performance otherwise.