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佳華百貨控股有限公司

JIAHUA STORES HOLDINGS LIMITED

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 00602)

PROFIT WARNING

This announcement is made by Jiahua Stores Holdings Limited (“**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the inside information provisions (the “**Inside Information Provisions**”) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (“**SFO**”).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and the potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2025 and the information currently available to the Board, it is expected that the Group is likely to record a loss for the year in the range of RMB68.0 million to RMB72.0 million for the year ended 31 December 2025, as compared to a loss for the year of approximately RMB55.7 million for the year ended 31 December 2024.

The expected increase in loss for the year ended 31 December 2025 is mainly attributable to: (i) decrease in fair value of investment properties; (ii) increase in net impairment loss on right-of-use assets, and property, plant and equipment; and (iii) increase in selling expenses to boost direct sales; which was partly offset by increase in gain on early termination of leases and decrease in finance costs.

The Company is still in the process of preparing and finalising the annual results of the Group for the year ended 31 December 2025. The information contained in this announcement is only based on the preliminary review of the information currently available and the unaudited consolidated management accounts of the Group for the year ended 31 December 2025, which are subject to finalisation and other potential adjustments, if any, and have not been reviewed or audited by the auditor of the Company or reviewed by the audit committee of the Board. The actual results may be different from the information disclosed in this announcement. Shareholders and potential investors are advised to read carefully the annual results announcement of the Group for the year ended 31 December 2025, which will be published on 26 March 2026.

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

By Order of the Board
Jiahua Store Holdings Limited
Zhuang Pei Zhong
Executive Director and CFO

Shenzhen, the PRC, 23 March 2026

As at the date of this announcement, the Directors are:

Executive Directors: Mr. Zhuang Lu Kun, Mr. Zhuang Pei Zhong and Mr. Zhuang Xiao Xiong

Non-executive Director: Madam Yan Xiao Min

Independent non-executive Directors: Mr. Chin Kam Cheung, Mr. Sun Ju Yi, Mr. Ai Ji, Madam Ying Chi Kwan