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香港中旅國際投資有限公司
CHINA TRAVEL INTERNATIONAL INVESTMENT HONG KONG LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 308)

PROFIT WARNING

This announcement is made by the board of directors (the "**Board**") of China Travel International Investment Hong Kong Limited (the "**Company**") 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board would like to inform shareholders (the "**Shareholders**") and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Company and its subsidiaries (collectively, the "**Group**") for the year ended 31 December 2025 and the information currently available to the Board, the Group is expected to record a loss attributable to shareholders of more than HK$250 million for the year ended 31 December 2025, as compared with the profit attributable to shareholders of HK$106 million for the year ended 31 December 2024.

The Board considers that the loss for the year ended 31 December 2025 was mainly due to the provision for impairment made by the Group in relation to the relevant assets of the tourism real estate business and equity interests in associates distributed in relation to the distribution in specie conducted in 2025, as well as the reclassification of one-time accumulated exchange differences related to the distribution in specie of the tourism real estate business, and the decrease in fair values of investment properties in line with the market fluctuations. As at 31 December 2025, the relevant distributions in specie had been completed and the relevant assets and equity interests in associates distributed were no longer consolidated into the financial statements of the Group.

As the Company has yet to finalise 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 assessment of the Board on the unaudited consolidated management accounts of the Company for the year ended 31 December 2025 and the information currently available to the Board, which has not been reviewed by the Company's auditors and the audit committee of the Board. The actual results of the Group for the year ended 31 December 2025 may be different from the disclosure in this announcement, and may be subject to further amendments and adjustments where necessary. Details of the Group's performance will be set out in the annual results announcement of the Group for the year ended 31 December 2025, which will be published on 31 March 2026.

The overall operation of the Group as a whole remains sound and intact. The prospect of the Group's scenic spots business remains robust, and the financial position of the Group remains solid. From January to February 2026, each of the combined number of visitors to scenic spots and resort destinations of the Company and the number of passengers carried in the passenger transportation segment increased compared with the same period of last year; the hotel operations maintained stable development. In addition, after the completion of the acquisition of Jilin Songhua Lake International Resorts Company Limited (吉林省松花湖國際度假區開發有限公司) and China Travel (Beijing) Bingxue Sports Development Co., Ltd. (中旅(北京)冰雪體育發展有限公司) by the Group in October last year, such companies contributed new growth points to the development of the Group. The Company will further promote steady development, continuously optimize its business layout and operations, and strive to create better returns for all shareholders.

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

By Order of the Board
China Travel International Investment Hong Kong Limited
Wu Qiang
Chairman

Hong Kong, 23 March 2026

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. Wu Qiang, Mr. Feng Gang and Mr. Li Pengyu; three non-executive Directors, namely Mr. Tsang Wai Hung, Mr. Zheng Jiang and Mr. Fan Zhishi; and three independent non-executive Directors, namely Mr. Song Dawei, Ms. Fang Xuan and Mr. Qian Jiannong.