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CHINA TANGSHANG HOLDINGS LIMITED
中國唐商控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 674)

PROFIT WARNING

This announcement is made by the China Tangshang 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") announces that based on a preliminary review of the latest unaudited consolidated management accounts of the Group and other information currently available to the Board, it is expected that the Group will record a loss of approximately HK$100 million to HK$110 million for the year ended 31 March 2026, as compared to the loss of approximately HK$72 million recorded by the Group for the financial year ended 31 March 2025. Based on the information currently available, the Board considers that the above is mainly due to the following reasons: (i) the property development market and sub-leasing investment market of the PRC continued to be sluggish, with lower income and lower gross profit margin of property projects of the Group being carried forward from the Reporting Period; (ii) the Group made provisions for impairment losses of certain assets under the property development market; and (iii) the Group suffered a compensation for the lease termination with sub-lessee under the sub-leasing investment market.

The Company is still in the process of finalising its annual results for the year ended 31 March 2026. The contents contained in this announcement are only based on the information available to the Company and such information has not been audited or reviewed by the Company's auditor or audit committee. Further details of the Group's performance will be disclosed in its annual results for the year ended 31 March 2026 to be published by the Company by the end of June 2026.

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

By Order of the Board
China Tangshang Holdings Limited
Chen Weiwu
Chairman

Hong Kong, 22 June 2026

As at the date of this announcement, the executive Directors are Mr. Chen Weiwu (Chairman) and Mr. Zhou Houjie and Mr. Jiang Ruowenhao; and the independent non-executive Directors are Mr. Chen Youchun, Ms. Lui Mei Ka and Mr. Zhou Xin.