祈福生活服務
CLIFFORD MODERN LIVING

CLIFFORD MODERN LIVING HOLDINGS LIMITED
祈福生活服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3686)

PROFIT WARNING

This announcement is made by Clifford Modern Living Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules (the "**Listing Rules**") Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited 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 (the "**Board**") of directors (the "**Director(s)**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that the Group is expected to recognise the following in relation to the Group's investment in and/or disposal of investment in precious metals for the six months ended 30 June 2026 ("**6M2026**"):

(i) gain from disposal of unallocated silver bullion of RMB43.3 million (for the six months ended 30 June 2025 ("**6M2025**"): nil) in relation to the Group's disposal of a total of 680,000 ounces of unallocated silver bullion on 9 and 12 January 2026 (brief details of which are set out in the Company's announcements dated 9, 12 and 14 January 2026 and its circular dated 25 February 2026);

(ii) gain from disposal of unallocated gold bullion of RMB1.1 million (for 6M2025: nil) in relation to the Group's disposal of a total of 2,730 ounces of unallocated gold bullion on 25 February 2026, 3 March 2026 and 4 March 2026 (brief details of which are set out in the Company's announcement dated 2 March 2026);

(iii) fair value loss on investment in unallocated gold bullion of RMB9.3 million (for 6M2025: nil);

(iv) fair value loss on investment in allocated gold bullion of RMB12.9 million (for 6M2025: nil); and

(v) fair value loss on investment in allocated silver bullion of RMB59.9 million (for 6M2025: nil for allocated silver bullion, and a fair value gain of RMB33.8 million on investment in unallocated silver bullion).

The expected recognition of fair value loss (i.e. items (iii) to (v) above) is primarily due to the decrease in market price of the relevant precious metals from their respective initial acquisition dates to 30 June 2026. Such fair value losses are unrealised, as the relevant precious metals have not yet been sold as at 30 June 2026 or the date of this announcement.

The aggregate of the above expected fair value losses (as mentioned in items (iii) to (v) above) amounted to about RMB82.1 million, while the aggregate gains from disposals (as mentioned in items (i) and (ii) above) amounted to about RMB44.4 million.

In light of the above, the Board considers it appropriate to issue this profit warning announcement, as the Group's results for 6M2026 would be affected by the above factors, and are likely to be significantly lower than the results for 6M2025.

The Company is still in the process of preparing and/or finalising the results of the Group for 6M2026, including the figures relating to the Group's operations (such as revenue, gross profit and net profit of the Group for 6M2026). The information contained in this announcement is only based on the preliminary assessment by the Board based on information currently available to the Group, and it is not based on any figure or information which has been audited or reviewed by the Company's auditors, and may be subject to amendments or adjustments.

When the unaudited consolidated management accounts for the Group for 6M2026 are available, the Company will consider issuing further profit warning announcement(s) if and when appropriate. Shareholders and potential investors are advised to read carefully the Company's interim results announcement for 6M2026, which is expected to be published by the end of August 2026.

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

By Order of the Board
Clifford Modern Living Holdings Limited
MAN Lai Hung
Chairman, Chief Executive Officer and Executive Director

Hong Kong, 16 July 2026

As at the date of this announcement, the Board comprises Ms. MAN Lai Hung, Ms. HO Suk Mee and Mr. LAU Chun Pong as executive Directors; Mr. LIU Xing as non-executive Director; and Ms. LAW Elizabeth, Mr. HO Cham and Mr. MAK Ping Leung (alias Mr. MAK Wah Cheung) as independent non-executive Directors.