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Liu Chong Hing Investment Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 00194)

PROFIT WARNING

This announcement is made by Liu Chong Hing Investment Limited (the "**Company**", together with its subsidiaries are referred to as 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 (the "**Shareholders**") and potential investors that, based on the management information currently available to the Company and the preliminary review of the unaudited management accounts for the six months ended 30 June 2026 (the "**Period**"), the Group expects to record a loss attributable to its Owners of the Company of between approximately HK$260 million and HK$280 million for the Period, compared to a gain of approximately HK$16.6 million for the corresponding period last year. The turnaround from a profit to a loss was mainly caused by (i) fair value loss of investment properties for the Period; and (ii) PRC Land Appreciation Tax assessed by the PRC tax authorities for the Foshan residential projects.

The Company is still in the process of finalizing the Group's interim results and the information contained in this announcement represents only a preliminary assessment by the management of the Company based on the information currently available and is not based on any figures or information which have been reviewed by the Company's auditors or the audit committee. The actual results of the Group for the Period may be different from the current estimate.

The Group's interim results for the Period are expected to be announced on 13 August 2026. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company when it is published.

Notwithstanding the expected loss for the Period, the Board considers that the overall financial and business position of the Group remains healthy.

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

By Order of the Board
Liu Chong Hing Investment Limited
Lee Wai Hung
Company Secretary

Hong Kong, 31 July 2026

As at the date of this announcement, the Board of Directors of the Company comprises Executive Directors: Mr. Liu Lit Chi (Chairman), Mr. Liu Kam Fai Winston (Vice Chairman), Mr. Lee Wai Hung, Mr. Liu Kwun Bo Darryl, Mr. Liu Chak Hung Adrian and Mr. Liu Kwun Hung Tiger; Non-executive Director: Mr. Kho Eng Tjoan Christopher; and Independent Non-executive Directors: Dr. The Hon. Cheng Mo Chi Moses, Mr. Au Kam Yuen Arthur, Dr. Ma Hung Ming John, Mr. Cheng Yuk Wo, Mr. Tong Tsun Sum Eric and Ms. Ngan Suk Fun Mariana.

The announcement is published on the website of the Company (www.lchi.com.hk) and the designated issuer website of the Stock Exchange (www.hkexnews.hk).