瑞安建業有限公司*

SOCAM Development Limited

(Incorporated in Bermuda with limited liability)

(Stock Code: 983)

FINANCIAL PERFORMANCE UPDATE

This announcement is made by SOCAM Development Limited (the "**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 and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) concerning disclosure of inside information.

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on a preliminary assessment of the latest unaudited consolidated management accounts of the Group, the Group is expected to record a consolidated net profit attributable to the owners of the Company of around HK$28 million to HK$33 million for the six months ended 30 June 2026 ("**Interim 2026**"), representing a turnaround from the consolidated net loss of approximately HK$83 million for the six months ended 30 June 2025 ("**Interim 2025**").

The Group's expected return to profit for Interim 2026 is primarily attributable to (i) a reduction in loss from property disposal and impairment (net of deferred tax provision) of the Group's property inventory in the Chinese Mainland, with losses narrowing to approximately HK$5 million in Interim 2026 from approximately HK$59 million in Interim 2025, mainly due to a bulk disposal of certain properties in Tianjin in Interim 2025; (ii) a net decrease in finance costs by approximately HK$17 million due to lower bank borrowings and interest rates in Interim 2026; and (iii) a foreign exchange gain of approximately HK$87 million for Interim 2026, compared with a gain of approximately HK$34 million for Interim 2025, arising from the appreciation of the Renminbi against Hong Kong dollars by 3.8% in the first half of 2026, versus merely 1.5% in the corresponding period of 2025. The operating performance of the Group's underlying businesses remained steady in Interim 2026 as compared with Interim 2025.

The Board remains cautiously optimistic about the overall prospects of the Group, as its construction business in Hong Kong, being the core operation of the Group, continues to be profitable, supported by strong capabilities in the public works sector and a healthy order book. In particular, several building construction contracts worth totaling approximately HK$11.6 billion have been awarded to the Group year to date of this announcement. The Group will continue to review its non-core assets and business, which may result in impairment losses in respect of the Group's investment properties, and seek opportunities to further strengthen the Group's financial position and capitalize on its strengths in the Hong Kong construction market.

The information contained in this announcement is based solely on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group and other information currently available to the Company for Interim 2026. Such information has not been reviewed or audited by the independent auditors of the Group and remains subject to finalization and possible adjustments. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for Interim 2026, which is expected to be published towards the end of August 2026.

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

By Order of the Board
SOCAM Development Limited
Lee Chun Kong, Freddy
Executive Director and Chief Executive Officer

Hong Kong, 5 August 2026

At the date of this announcement, the Executive Directors are Mr. Lo Hong Sui, Vincent (Chairman), Mr. Lee Chun Kong, Freddy (Chief Executive Officer) and Mr. Lo Adrian Jonathan Chun Sing (Deputy Chief Executive Officer); the Non-executive Directors are Ms. Lo Bo Yue, Stephanie and Mr. Chan Wai Kan, George; and the Independent Non-executive Directors are Mr. Chan Kay Cheung, Mr. Lau Ping Cheung, Kaizer and Mr. Wong Hak Wood, Louis.

* *For identification purpose only*

Website: www.socam.com