天安中國投資有限公司
TIAN AN CHINA INVESTMENTS COMPANY LIMITED
(Incorporated in Hong Kong with limited liability)
(Stock Code: 28)

PROFIT WARNING

This announcement is made by Tian An China Investments Company 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 (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 board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the information currently available to the management of the Company and preliminary review and assessment of the latest unaudited consolidated management accounts of the Group for the six months ended 30th June, 2026, the Group is expected to record a loss attributable to the owners of the Company of not more than HK$500 million for the six months ended 30th June, 2026, as compared to the profit attributable to the owners of the Company of approximately HK$2,344.8 million for the six months ended 30th June, 2025. The primary reasons for the significant decline in the financial performance were decrease in gross profit and share of results of joint ventures, which was mainly due to lower revenue recognition as there were no major property development projects handed over to customers by the Group and joint ventures during the six months ended 30th June, 2026, as well as a drop in sales of properties by the Group and joint ventures due to the downturn in the Mainland property market.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30th June, 2026. The information contained in this announcement is only based on the Board's preliminary review and assessment of the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2026, which have not been reviewed by the auditor or the audit committee of the Company and therefore, may be subject to adjustment. The interim results of the Group for the six months ended 30th June, 2026 will be published by the Company within the timeframe stipulated under the Listing Rules.

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

On behalf of the Board
Tian An China Investments Company Limited
Tao Tsan Sang
Executive Director

Hong Kong, 13th August, 2026

As at the date of this announcement, the Board comprises Mr. Patrick Lee Seng Wei (Managing Director) and Mr. Tao Tsan Sang being the Executive Directors; Mr. Lee Seng Hui (Chairman) and Dr. Moses Cheng Mo Chi being the Non-Executive Directors; and Mr. Jiang Guofang, Mr. Ngai Wah Sang and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.