

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



PROFIT WARNING

This announcement is made by Z Fin 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap.571, Laws of Hong Kong) (the “**SFO**”).

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 review of currently available information which includes, but not limited to, the management accounts of the Group for the six months ended 30 June 2026, the Group expects to record a loss attributable to owners of the Company not more than HK\$200 million for the six months ended 30 June 2026, as compared to a loss attributable to owners of the Company of approximately HK\$507.1 million for the six months ended 30 June 2025. Such reduction in loss was mainly attributable to the net effect of the following factors: (i) the non-recurrence of the fair value loss of approximately HK\$497.9 million on the convertible bonds of the Company recognised for the six months ended 30 June 2025; (ii) the profit generated from the sale of properties (notwithstanding a significant amount of land appreciation tax incurred) for the six months ended 30 June 2026; and (iii) a significant decrease in the fair value of investment properties of the Group for the six months ended 30 June 2026.

As the Company is still in the process of finalising its interim results for the six months ended 30 June 2026, the information contained in this announcement is only based on a preliminary review of the management accounts of the Group and the information currently available to the Board subject to be reviewed by the Company’s audit committee and the Company’s independent auditor, and may therefore subject to changes. The interim results announcement of the Group for the six months ended 30 June 2026 are expected to be released on 27 August 2026.

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

On behalf of the Board
Z Fin Limited
TANG Yui Man Francis
Chairman and Chief Executive Officer

Hong Kong, 13 August 2026

As at the date of this announcement, the Board comprises, Mr. TANG Yui Man Francis (Chairman and Chief Executive Officer) as Executive Director; Mr. OU Jin Yi Hugo, Mr. OU Jin Yao Norris and Ms. XU Xiujuan as Non-executive Directors; and Mr. CHEUNG Adrian Jeremy Ka Hing, Mr. TIAN Jin and Mr. XIN Luo Lin as Independent Non-executive Directors.