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C CHENG HOLDINGS LIMITED
思城控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1486)

PROFIT WARNING

This announcement is made by C Cheng Holdings 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 ("**Listing Rules**") 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 "**Directors**") of the Company would like to inform the shareholders of the Company and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group, the Group is expected to record a loss in the range of approximately HK$13 million to HK$15 million for the six months ended 30 June 2026, as compared with a profit of approximately HK$51 million recorded for the corresponding period in 2025, which included a one-off other income of approximately HK$49 million, recognised in respect of the exercise of the right-of-use asset of an entire office floor in a building at nil consideration for the remaining period of the land use right of the land.

The Board considers that such loss was mainly attributable to the decrease in revenue, resulting from a reduction in the new signed and supplementary contracts secured by the Group during the period and a share of loss of an associate of approximately HK$2.6 million. Notwithstanding the net loss recorded for the period, the financial and liquidity positions of the Group remain stable, with cash and bank balances as at 30 June 2026 remaining at a level comparable to that as at 31 December 2025.

The Company is still in the process of finalising the unaudited consolidated results of the Group for the six months ended 30 June 2026. The information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the information currently available to the Board and such information has not been reviewed or audited by the auditor and audit committee of the Company and may therefore be subject to changes. The finalised unaudited consolidated results of the Group for the six months ended 30 June 2026 are expected to be published on 25 August 2026.

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

By order of the Board
C CHENG HOLDINGS LIMITED
Liang Ronald
Chairman and Executive Director

Hong Kong, 14 August 2026

As at the date of this announcement, the executive Directors are Mr. Liang Ronald, Mr. Liu Jiang Tao, Mr. Fu Chin Shing, Mr. Wang Jun You, Mr. Lei Zhi Jun and Mr. Deng Li Ming, and the independent non-executive Directors are Mr. Chan James, Mr. Wan Sze Chung and Ms. Su Ling.