HONGKONG CHINESE LIMITED

香 港 華 人 有 限 公 司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 655)

INSIDE INFORMATION ANNOUNCEMENT

PROFIT WARNING

This announcement is made by Hongkong Chinese Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to rule 13.09 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 in the Listing Rules).

The Board of Directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that OUE Limited (together with its subsidiaries, the "**OUE Group**"), a subsidiary of a principal joint venture of the Company and listed on the Mainboard of Singapore Exchange Securities Trading Limited, announced its unaudited consolidated financial results for the six months ended 30 June 2026 (the "**Period**") on the date of this announcement. Based on the information currently available to the Company, it is estimated that the Group is likely to record a share of loss of joint ventures of approximately HK$440 million for the Period, as compared to a share of profit of HK$189 million for the six months ended 30 June 2025 (the "**Last Period**"). The loss of the Group's joint ventures was largely non-cash in nature and mainly attributable to the share of loss of the equity-accounted investees of the OUE Group and an impairment loss made for its investment in an equity-accounted investee (details of which were disclosed in the Company's announcement dated 31 July 2026).

Based on the information currently available to the Company, it is estimated that the Group is likely to record an unaudited consolidated loss attributable to shareholders of the Company of approximately HK$450 million for the Period, as compared to a consolidated profit of HK$199 million for the Last Period. The change was largely due to the share of loss of joint ventures as mentioned above.

The information contained in this announcement is only a preliminary assessment by the Board based on information currently available to the Company and is not based on any figures or information that has been audited by the Company's auditor. The Company will announce the unaudited consolidated interim results of the Group for the Period in late August 2026.

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

By Order of the Board
HONGKONG CHINESE LIMITED
Davy Kwok Fai Lee
Chief Executive Officer

Hong Kong, 14 August 2026

As at the date of this announcement, the Board comprises eight directors, of which Dr. Stephen Riady (Chairman), Mr. John Luen Wai Lee (Deputy Chairman), Mr. Davy Kwok Fai Lee (Chief Executive Officer) and Mr. Brian Riady as executive Directors, Mr. Leon Nim Leung Chan as non-executive Director and Mr. King Fai Tsui, Mr. Edwin Neo and Ms. Min Yen Goh as independent non-executive Directors.

* *For identification purpose only*