时代中国
TIMES CHINA

TIMES CHINA HOLDINGS LIMITED

時代中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1233)

POSITIVE PROFIT ALERT

This announcement is made by Times China Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company wishes to inform the shareholders and potential investors of the Company that based on the information currently available, the Company expects that there will be a net profit attributable to the owners of the Company between approximately RMB3.5 billion and RMB3.8 billion for the six months ended 30 June 2026 (six months ended 30 June 2025: net loss attributable to the owners of the Company of approximately RMB3.44 billion).

The turnaround from a net loss attributable to the owners of the Company to a net profit attributable to the owners of the Company was mainly attributable to the combined impact of (1) a gain recognized from the approval of the restructuring plans for certain onshore corporate bonds and asset-backed securities of the Group by the respective meetings of bondholders as at 30 June 2026; partially off-set by (1) the provision of impairment for property projects, financial assets and interests in joint ventures; and (2) the decrease in revenue of projects recognized during the current period due to the macro weak real estate market. Excluding the impact of the restructuring gain, the Company is expected to record an increase in net loss attributable to the owners of the Company as compared to the corresponding period in 2025.

The information contained in this announcement is only based on the preliminary review made by the Company's management of the financial information currently available to it and is not based on any figures or information that has been audited or reviewed by the auditor or the audit committee of the Company. Shareholders and potential investors of the Company are advised to read carefully the interim results announcement of the Company for the six months ended 30 June 2026 which is expected to be published in late August 2026.

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

By Order of the Board
Times China Holdings Limited
Shum Chiu Hung
Chairman

Hong Kong, 25 August 2026

As at the date of this announcement, the executive directors of the Company are Mr. Shum Chiu Hung, Mr. Guan Jianhui, Mr. Bai Xihong, Mr. Li Qiang, Mr. Shum Siu Hung and Mr. Niu Jimin; and the independent non-executive directors of the Company are Mr. Jin Qingjun, Ms. Sun Hui and Mr. Wong Wai Man.