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INSIDE INFORMATION UPDATE ON FY2026 FINANCIAL PERFORMANCE

This announcement is made by New World Department Store China Limited (the “**Company**” and 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 (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 and potential investors that, based on a preliminary assessment on the unaudited consolidated management accounts of the Company for the financial year ended 30 June 2026 (“**FY2026**”) and the information currently available to the Board, the Group expects to record a loss attributable to shareholders of the Company of not more than approximately HK\$780 million for FY2026, as compared to a profit attributable to shareholders of the Company of approximately HK\$25.3 million for the financial year ended 30 June 2025.

The expected change from profit to loss of the Group for FY2026 was primarily attributable to the after-tax impact of an impairment loss of goodwill and a loss on fair value of investment properties, amounting to approximately HK\$792 million.

The Company is still in the process of finalizing the Group’s annual results for FY2026. The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the unaudited consolidated management accounts for FY2026 and other information currently available to the Board. The Company’s auditor is still in the process of auditing the results for FY2026, therefore, such information may be subject to change upon further review. Shareholders of the Company and potential investors are advised to read carefully the annual results announcement of the Company for FY2026, which is expected to be published on 30 September 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

Hui Ka-wai

Company Secretary

Hong Kong, 25 September 2026

As at the date of this announcement, the executive directors of the Company are Dr. Cheng Kar-shun, Henry, Ms. Huang Shaomei, Echo, Ms. Woo Yuk-kwan Rebecca, Ms. Chiu Wai-han, Jenny, Mr. Lau Fu-keung and Mr. Chan Yiu-ho; and the independent non-executive directors of the Company are Mr. Cheong Ying-chew, Henry, Mr. Chan Yiu-tong, Ivan, Mr. Tong Hang-chan, Peter, Mr. Yu Chun-fai and Ms. Ho Pui-yun, Gloria.