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CHEUK NANG (HOLDINGS) LIMITED

卓能（集團）有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 131)

POSITIVE PROFIT ALERT

This announcement is made 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 under Part XIVA of the Securities and Futures Ordinance.

The board of directors (the “**Board**”) of Cheuk Nang (Holdings) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) wishes to inform the shareholders of the Company and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Company for the year ended 30 June 2026 (“**FY2026**”) and the latest information currently available to the Board, the Group is expected to record a profit attributable to owners of the Company ranging approximately from HK\$94 million to HK\$114 million for FY2026, as compared to loss attributable to owners of the Company of approximately HK\$989 million for the year ended 30 June 2025 (“**FY2025**”).

The turnaround from a loss attributable to owners of the Company for FY2025 to an expected profit attributable to owners of the Company for FY2026 was mainly due to: (i) increase in revenue and gross profit arising from increase in sales of properties in the People’s Republic of China; (ii) turnaround from negative change in fair value of investment properties for FY2025 to positive change in fair value of investment properties for FY2026; (iii) decrease in administrative expenses; and (iv) decrease in provision for properties under development for sale.

The information contained in this announcement is only based on the information currently available to the management of the Company. The Board wishes to emphasize that it is still in the process of finalizing the results of the Group for FY2026 which have not yet been reviewed by the audit committee nor confirmed by the auditors of the Company and may be subject to adjustments and changes.

Shareholders of the Company and potential investors are advised to read carefully the Group's annual results for FY2026, which is expected to be published on 30 September 2026.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
CHEUK NANG (HOLDINGS) LIMITED
Ho Sau Fun Connie
Company Secretary

Hong Kong, 28 September 2026

As at the date of this announcement, the Executive Directors are Dr. Chao Sze Tsung Cecil (Chairman), Dr. Chao Gigi (Vice Chairman), Mr. Chao Howard and Ms. Ho Sau Fun Connie; the Non-executive Directors are Mr. Lee Ding Yue Joseph and Mr. Lam Ka Wai Graham and the Independent Non-executive Directors are Mr. Sun Dai Hoe Harold, Mr. Lee Tsung Hei David Chris, the Honourable Chan Wing Yan (also known as Joeeph Chan) and Mr. Yung Philip.