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Chuang's China Investments Limited
(莊士中國投資有限公司)
(Incorporated in Bermuda with limited liability)
(Stock Code: 298)

REDUCTION OF LOSS: ESTIMATED INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform shareholders of the Company and potential investors that the Group expects to record a reduction of loss for the six months ended 30 September 2026 in the range of loss of approximately HK$10 million to profit of approximately HK$5 million attributable to equity holders of the Company, as compared to a loss of approximately HK$62 million for the last corresponding period.

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

This announcement is made by Chuang's China Investments Limited (the "**Company**" and 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 (the "**Listing Rules**") and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on information currently available and the current market condition as at the date of this announcement, the board of directors of the Company (the "**Board**") wishes to inform shareholders of the Company and potential investors that the Group expects to record a reduction of loss for the six months ended 30 September 2026 in the range of loss of approximately HK$10 million to profit of approximately HK$5 million attributable to equity holders of the Company, as compared to a loss of approximately HK$62 million for the last corresponding period. Based on an analysis of the unaudited financial information currently available, the reduction of loss is principally attributable to (i) the increase in recognition of revenue and profit for the sales of properties at ARUNA in Ap Lei Chau, Hong Kong during

the period as compared to that in the last corresponding period; and (ii) the absence of impairment provision arising from the assignment of debt related to the project at Chengdu, the People's Republic of China recorded for the last corresponding period.

The Company is in the process of preparing the interim results of the Group for the six months ended 30 September 2026. The information contained in this announcement is only with reference to the current situation as mentioned above, and based on the preliminary assessment by the Board according to the unaudited consolidated management accounts of the Group for the six months ended 30 September 2026 currently available which have not been finalized as at the date of this announcement and have not been reviewed by the Company's auditor. Further details of the financial information of the Group will be disclosed in the interim results announcement and the interim report of the Company to be published in accordance with the Listing Rules.

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 of
Chuang's China Investments Limited
Albert Chuang Ka Pun
Chairman

Hong Kong, 9 November 2026

As at the date of this announcement, Mr. Albert Chuang Ka Pun, Miss Ann Li Mee Sum, Mr. Edwin Chuang Ka Fung and Mr. Geoffrey Chuang Ka Kam are the Executive Directors of the Company, Mr. Dominic Lai is the Non-Executive Director of the Company, and Mr. Abraham Shek Lai Him, Dr. Ng Kit Chong and Mr. Yau Chi Ming are the Independent Non-Executive Directors of the Company.