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FAR EAST CONSORTIUM INTERNATIONAL LIMITED
遠東發展有限公司*

(Incorporated in the Cayman Islands with limited liability)
Website: http://www.fecil.com.hk
(Stock code: 35)

U.S.$360,000,000 Senior Guaranteed Perpetual Capital Notes
(Stock Code: 5781)

POSITIVE PROFIT ALERT

This announcement is made by Far East Consortium International Limited (the "**Company**", together with its subsidiaries, collectively, 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 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 shareholders of the Company ("**Shareholders**") and potential investors that based on the preliminary assessment of information currently available to the Board, the Group expects to record a net profit attributable to Shareholders of not less than HK$200 million for the six months ended 30 September 2026 as compared to the net loss attributable to Shareholders of approximately HK$988 million for the six months ended 30 September 2025. The expected turnaround was primarily due to the aggregate net gain on the disposals of certain non-core assets, the absence of share of impairment loss of a joint venture and an associate, the absence of the impairment loss on properties for sale, and a net fair value gain on investment properties.

* *For identification purposes only*

The Company is still in the process of finalising the Group's unaudited interim results for the six months ended 30 September 2026. Information contained in this announcement is based on information currently available to the Board, which have not been reviewed by the audit committee of the Company and may be subject to adjustments. As such, the actual unaudited interim results of the Group for the six months ended 30 September 2026 may differ from the information contained in this announcement. The Group's unaudited interim results for the six months ended 30 September 2026 is expected to be published on or around 26 November 2026. Shareholders and potential investors are advised to read the interim results announcement of the Company when it is published.

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

By order of the Board of
Far East Consortium International Limited
Wai Hung Boswell CHEUNG
Company Secretary

Hong Kong, 20 November 2026

As at the date of this announcement, the Board comprises six executive directors, namely Tan Sri Dato' David CHIU, Mr. Cheong Thard HOONG, Mr. Dennis CHIU, Mr. Craig Grenfell WILLIAMS, Ms. Wing Kwan Winnie CHIU and Ms. Jennifer Wendy CHIU; and three independent non-executive directors, namely Mr. Kwong Siu LAM, Mr. Wai Hon Ambrose LAM and Mr. Lai Him Abraham SHEK.