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Chuang's Consortium International Limited

(莊士機構國際有限公司)

(Incorporated in Bermuda with limited liability)

(Stock Code: 367)

ESTIMATED INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2021

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 profit attributable to equity holders of the Company in the range of approximately HK\$270 million to HK\$330 million for the six months ended 30 September 2021, representing an increase as compared to that of the last corresponding period of approximately HK\$49 million.

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 Consortium International 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).

Reference is made to the announcement dated 4 October 2021 (the “**Announcement**”) of the Company in respect of its Bond Investment (as defined in the Announcement). Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Board wishes to inform shareholders of the Company and potential investors that the Group expects to record a profit attributable to equity holders of the Company in the range of approximately HK\$270 million to HK\$330 million for the six months ended 30 September 2021, representing an increase as compared to that of the last corresponding

period of approximately HK\$49 million. Based on an analysis of the unaudited financial information currently available, the increase in profit for the six months ended 30 September 2021 is principally attributable to the recognition of (i) the net gain on the disposals of the property projects in Panyu, the People's Republic of China and Vietnam with details disclosed in the 2021 annual report of the Company; and (ii) a fair value gain of investment properties of the Group during the period as opposed to a fair value loss in the last corresponding period, after taking into account the effect of net loss recorded for the Bond Investment as disclosed in the Announcement.

The Company is in the process of preparing the interim results of the Group for the six months ended 30 September 2021. The information contained in this announcement is only 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 2021 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 Consortium International Limited
Albert Chuang Ka Pun
Chairman and Managing Director

Hong Kong, 29 October 2021

As at the date of this announcement, Mr. Albert Chuang Ka Pun, Mr. Richard Hung Ting Ho, Mr. Edwin Chuang Ka Fung, Miss Ann Li Mee Sum, Mrs. Candy Kotewall Chuang Ka Wai, Mr. Geoffrey Chuang Ka Kam and Mr. Chan Chun Man are the Executive Directors of the Company, and Mr. Abraham Shek Lai Him, Mr. Fong Shing Kwong, Mr. Yau Chi Ming, Mr. David Chu Yu Lin and Mr. Tony Tse Wai Chuen are the Independent Non-Executive Directors of the Company.