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Liu Chong Hing Investment Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 00194)

PROFIT WARNING

This announcement is made by Liu Chong Hing Investment Limited (the “Company”, together with its subsidiaries shall be referred to as 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 (as defined in 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 wishes to inform the shareholders of the Company (the “Shareholders”) and potential investors that, based on the management information currently available to the Company and the preliminary review of the unaudited management accounts for the six months ended 30 June 2023 (the “Period”), the Group expects to record a loss attributable to its Shareholders of the Company for the Period in the range of approximately HK\$210 million to HK\$230 million, compared with a profit of approximately HK\$119.5 million in the corresponding period last year.

The expected turnaround of the Group’s results from profit to loss during the Period was mainly attributable to the fair value loss of approximately HK\$235.9 million of investment properties for the Period, compared to a gain of approximately HK\$89.9 million in the corresponding period last year.

The Company is still in the process of finalizing its interim results of the Group and the information contained in this announcement represents only a preliminary assessment by the management of the Company based on the information currently available and is not based on any figures or information which have been reviewed by the Company’s auditors or the audit committee. The actual results of the Group for the Period may be different from our estimation.

The Group’s interim results for the Period are expected to be announced on 10 August 2023. Shareholders and potential investors are advised to read the results announcement of the Company when it is published.

Notwithstanding the above information, the overall financial and business position of the Group remains healthy.

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

By Order of the Board
Liu Chong Hing Investment Limited
Lee Wai Hung
Company Secretary

Hong Kong, 1 August 2023

As at the date of this announcement, the Board of Directors of the Company comprises Executive Directors: Mr. Liu Lit Chi (Chairman, Managing Director and Chief Executive Officer), Mr. Liu Kam Fai, Winston (Deputy Managing Director) and Mr. Lee Wai Hung; Non-executive Director: Mr. Kho Eng Tjoan, Christopher; and Independent Non-executive Directors: Dr. The Hon. Cheng Mo Chi, Moses, Mr. Au Kam Yuen, Arthur, Dr. Ma Hung Ming, John, Mr. Cheng Yuk Wo and Mr. Tong Tsun Sum, Eric.

The announcement is published on the website of the Company www.lchi.com.hk and the designated issuer website of the Stock Exchange www.hkexnews.hk.