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ZHONG HUA INTERNATIONAL HOLDINGS LIMITED

中華國際控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1064)

Loss Warning

This announcement is made pursuant to Rule 13.09 (2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance.

The purpose of this announcement is to alert shareholders and investors that Zhong Hua International Holdings Limited (the “Company”) may record a net loss (before taxation) in 2023.

With reference to the latest management accounts of the Company and its subsidiaries (altogether the “Group”) for the year ended 31 December 2023 (“FY 2023”), the Group is expected to record a net loss (before taxation) of approximately HK\$100,000,000 as compared to the audited net profit (before taxation) of HK\$55,000,000 for the year ended 31 December 2022 (“FY 2022”).

The estimated loss is primarily attributed to a revaluation deficit of approximately HK\$107,000,000 (provisional figure) arising from the Group’s investment property portfolio, all of which located in Mainland China, for FY 2023 after taking reference with the preliminary valuation appraised by independent professional property valuers (the “Valuers”) as compared to the revaluation surplus of HK\$50,700,000 (audited figure) recorded for FY2022.

Please be cautioned that the above financial information is provided based on the Company’s draft consolidated account prepared in early February 2024 and preliminary valuation on the Group’s property portfolio as at 31 December 2023 as appraised by the Valuers. **The above figures are provisional and may be subject to further adjustment(s), if any.** The management of the Company (the “Management”) may (i) revise the management accounts of the Company’s principal subsidiaries for FY2023 once and upon further updated financial information are available; (ii) make further impairment on assets, if any; (iii) adjust the property revaluation deficit if the

Valuers revise their preliminary property valuations (if they think fit); or (iv) make further audit adjustments as requested by the Company's auditor (the "Auditor"), if any. **All figures above are unaudited without reviewed by or agreed with the Auditor.**

It is expected that the Company will announce its consolidated results of the Company for the year ended 31 December 2023 on or about 27 March 2024.

By Order of the Board
Zhong Hua International Holdings Limited
Ho Kam Hung
Executive Director

Hong Kong, 20 March 2024

As at the date of this announcement, the board of directors of the Company comprises: (i) Ho Kam Hung as executive director; (ii) Young Kwok Sui as non-executive director; and (iii) Tam Kong, Lawrence, Wong Miu Ting, Ivy and Wong Kui Fai as independent non-executive directors.