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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 2024**

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 loss attributable to equity holders of the Company for the six months ended 30 September 2024 in the range of approximately HK\$270 million to HK\$320 million, as compared to a loss of approximately HK\$485 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 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).

Given the current global economic and political situation, as well as the Hong Kong economy and environment in general, the property markets in Hong Kong and the People's Republic of China (the "**PRC**") have been very volatile. 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 loss attributable to equity holders of the Company for the six months ended 30 September 2024 in the range of approximately HK\$270 million to HK\$320 million, as compared to a loss of approximately HK\$485 million for the last corresponding period. Based on an analysis of the unaudited financial information currently available, the loss for the six months ended 30 September 2024 is principally attributable to (i) the recognition of a fair value loss of investment properties of

the Group; and (ii) the recognition of impairment provision for properties for/under development and a development site in the PRC classified as deposit of the Group. Shareholders of the Company and potential investors should, however, note that the above factors are accounting loss with no immediate cash flow impact to the Group. Despite the Group expecting to record a loss for the six months ended 30 September 2024, the financial position of the Group remains healthy and sound.

The Company is in the process of preparing the interim results of the Group for the six months ended 30 September 2024. 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 2024 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, 8 November 2024

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.