

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



建業實業有限公司

Chinney Investments, Limited

(Incorporated in Hong Kong with limited liability)
(Stock Code: 216)

PROFIT WARNING

This announcement is made by Chinney Investments, Limited (the “Company”, 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 (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 (the “Board”) wishes to inform the shareholders of the Company and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2024, the Group is likely to incur a net loss attributable to owners of the Company of not more than HK\$75 million, as compared to the net loss attributable to owners of the Company of approximately HK\$2 million for the same period in 2023.

The Board considers that the expected loss was primarily attributable to:

- (1) the considerable decrease in the Group’s revenue due to deferral in recognition of property sales arising from pre-sold units in our residential project at Beijing Nan Road, Guangzhou owing to the delay in project completion. Nevertheless, we have successfully obtained the Certificate of Completion for this project on 4 November 2024, hence, it is expected that the related contract sales of approximately RMB350 million will be recognised as revenue in the second half of the financial year 2024/2025 and onwards.
- (2) fair value losses of approximately HK\$160 million arising from the revaluations of the Group’s investment properties in Hong Kong and the Mainland China as at 30 September 2024 (2023: fair value gains of approximately HK\$22.2 million), resulting from the downward adjustments in the property markets of Hong Kong and the Mainland China.

Such fair value losses are non-cash in nature and will not affect the overall financial position of the Group.

The above was partially offset by:

- (3) the increase in share of profits in an associate in contrast with share of losses in last correspondent period. The turnaround profit was attributed to the increase in revenue and improved profit margin from its construction related business.

The Company is still in the process of finalizing the consolidated interim results of the Group for the six months ended 30 September 2024. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the six months ended 30 September 2024 and the information currently available to it, which was neither reviewed by the Company's audit committee nor audited by the Company's auditor. Shareholders of the Company and potential investors are advised to read carefully the interim results announcement of the Company for the six months ended 30 September 2024, which is expected to be published in late November 2024.

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
James Sing-Wai Wong
Chairman

Hong Kong, 11 November 2024

At the date of this announcement, the directors of the Company are Mr. James Sing-Wai Wong (Chairman), Mr. Yuen-Keung Chan (Vice Chairman and Managing Director) and Mr. Donald Yin-Shing Lam as executive directors; Dr. Emily Yen Wong as non-executive director; and Mr. Richard Chi-Ho Lo, Mr. Winfred Wai-Lap Fan, Mr. Randall Todd Turney and Mr. Stephen Henry Chu as independent non-executive directors.