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## **CHEUK NANG (HOLDINGS) LIMITED**

**卓能（集團）有限公司**

*(Incorporated in Hong Kong with limited liability)*

(Stock Code: 131)

### **POSITIVE PROFIT ALERT**

This announcement is made pursuant to Rule 13.09(2) 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 board of directors (the “**Board**”) of Cheuk Nang (Holdings) Limited (the “**Company**”), together with its subsidiaries (the “**Group**”) wishes to inform the shareholders of the Company and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Company for the six months ended 31 December 2025 (“**PE2025**”) and the latest information currently available to the Board, the Group is expected to record a profit attributable to owners of the Company of approximately HK\$180 million for PE2025, as compared to a loss attributable to owners of the Company of approximately HK\$50 million for the six months ended 31 December 2024 (“**PE2024**”).

The aforesaid turnaround from the Group’s loss for PE2024 to profit for PE2025 was predominantly attributable to the turnaround from negative change of approximately HK\$22 million for PE2024 to positive change of approximately HK\$200 million for PE2025 in fair value of the Group’s investment properties, and also increase in sales of properties in the Group’s property project in Shenzhen, People’s Republic of China which increased the Group’s revenue and gross profit.

The information contained in this announcement is only a preliminary assessment by the management of the Company which is based on the management accounts with reference to the information currently available. The Group’s interim results for the six months ended 31 December 2025 have not been finalized. Shareholders of the Company and potential investors should read the Group’s interim results announcement for the six months ended 31 December 2025, which is expected to be published on 27 February 2026, carefully.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board  
**CHEUK NANG (HOLDINGS) LIMITED**  
**Ho Sau Fun Connie**  
*Company Secretary*

Hong Kong, 24 February 2026

*As at the date of this announcement, the Executive Directors are Dr. Chao Sze Tsung Cecil (Chairman), Dr. Chao Gigi (Vice Chairman), Mr. Chao Howard and Ms. Ho Sau Fun Connie; the Non-executive Director is Mr. Lee Ding Yue Joseph and the Independent Non-executive Directors are Mr. Lam Ka Wai Graham, Mr. Sun Dai Hoe Harold and Mr. Lee Tsung Hei David Chris.*