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ART GROUP HOLDINGS LIMITED
錦藝集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 565)

POSITIVE PROFIT ALERT

This announcement is made by Art Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary assessment on the unaudited condensed consolidated management accounts of the Group for the six months ended 31 December 2024 and the information currently available, the Group is expected to record a turnaround to profit of not more than approximately HK\$27 million, as compared to a net loss of approximately HK\$38 million for the six months ended 31 December 2023. The turnaround from loss to profit was mainly due to (i) a one-off gain on termination of lease of approximately HK\$303 million and release of deferred tax liabilities upon derecognition of investment properties of approximately HK\$15 million, off-set by loss on derecognition of investment properties of approximately HK\$276 million; and (ii) gain on bargain purchase of a subsidiary of approximately HK\$11 million.

The Company is still in the process of finalising the interim results of the Group for the six months ended 31 December 2024. The information contained in this announcement is only based on the preliminary assessment by the Board according to the unaudited condensed consolidated management accounts of the Group for the six months ended 31 December 2024 and is subject to approval by the Board.

Shareholders and potential investors of the Company are advised to refer to the Company’s interim results announcement for the six months ended 31 December 2024 to be published before the end of February 2025.

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

By order of the Board
Art Group Holdings Limited
Su Peixin
Chairman

Hong Kong, 25 February 2025

As at the date of this announcement, the executive directors of the Company are Mr. Su Peixin, Dr. Wong Ho Yin, Mr. Yao Linying and Mr. Chen Jinyan; and the independent non-executive directors of the Company are Mr. Chong Hon Wang, Ms. Chong Sze Pui Joanne and Ms. Wang Yuqin.