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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”) and its subsidiaries (altogether the “Group”) may record a net loss (before taxation) for the year ended 31 December 2024 (“FY2024”).

With reference to the latest management accounts of the Group for FY2024, the Group is expected to record a net loss (before taxation) of approximately HK\$60,000,000 (*provisional figure*) as compared to a net loss (before taxation) of HK\$1,739,488,000 (*audited figure*) for the year ended 31 December 2023 (“FY2023”).

The reduction in the Group’s estimated net loss (before taxation) for FY2024 is attributable to net effect of (i) no loss on derecognition of a then subsidiary for FY2024 compared with a loss of HK\$1,708,355,000 (*audited figure*) for FY2023, details of which are disclosed in the Company’s annual report for FY2023; (ii) decrease in fair value loss of the Group’s investment properties from HK\$52,304,000 (*audited figure*) for FY2023 to approximately HK\$17,000,000 (*provisional figure*) for FY2024 after taking reference with the preliminary valuation appraised by independent professional property valuers (the “Valuers”); and (iii) fair value changes in equity interest in an entity of changes from gain of HK\$16,252,000 (*audited figure*) for FY2023 to loss of approximately HK\$45,000,000 (*provisional figure*) for FY2024.

Please be cautioned that the above financial information are provided based on the Company's draft consolidated account prepared in early March 2025 and preliminary valuation on the Group's property portfolio as at 31 December 2024 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 may (i) revise the management accounts of the Company's principal subsidiaries for FY2024 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 and not yet reviewed by or agreed with the Auditor.**

It is expected that the Company will announce its consolidated results of the Company for FY2024 on 24 March 2025.

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

Hong Kong, 17 March 2025

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.