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HONGKONG CHINESE LIMITED

香港華人有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 655)

INSIDE INFORMATION ANNOUNCEMENT

This announcement is made by Hongkong Chinese 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 the Inside Information Provisions (as defined in the Listing Rules).

The Board of Directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that OUE Limited (together with its subsidiaries, the “**OUE Group**”), a subsidiary of a principal joint venture of the Company and listed on the Mainboard of Singapore Exchange Securities Trading Limited, issued a profit guidance announcement on its unaudited financial results for the year ended 31 December 2025 (the “**Year**”) on the date of this announcement (the “**OUE Announcement**”). Pursuant to the OUE Announcement, the OUE Group is expected to record a loss attributable to shareholders for the Year which is mainly due to (a) share of a loss ranging from S\$220 million to S\$240 million from its equity-accounted investees which include an investee company whose business in Chinese Mainland was adversely impacted by the prevailing slow-down of the property market and the current economic environment in Chinese Mainland; and (b) an impairment loss which is expected to be recognised for OUE Group’s investment in the equity-accounted investee, subject to the finalisation of impairment assessment. In addition, the provisional negative goodwill of S\$94.9 million which was recognised for the acquisition of additional equity interests in the equity-accounted investee in the first half of 2025 was reversed in the second half of 2025. As mentioned in the OUE Announcement, the loss attributable to share of results of equity-accounted investees, the expected impairment of the OUE Group’s investment in the aforesaid equity-accounted investee and the reversal of the provisional negative goodwill are largely non-cash in nature and there is no material impact on the OUE Group’s operational cashflows and corporate funding requirements.

Based on the information currently available to the Company, it is estimated that the Group is likely to record a share of loss of joint ventures ranging from approximately HK\$0.8 billion to approximately HK\$1.0 billion for the Year (subject to further adjustments including the aforesaid impairment loss), as compared to a share of loss of approximately HK\$1.2 billion for the year ended 31 December 2024.

The information contained in this announcement is based on information currently available to the Company and is not based on any figures or information that has been audited by the Company’s auditor. The Company will announce the consolidated final results of the Group for the Year in late March 2026.

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
HONGKONG CHINESE LIMITED
Davy Kwok Fai Lee
Chief Executive Officer

Hong Kong, 13 February 2026

As at the date of this announcement, the Board comprises eight directors, of which Dr. Stephen Riady (Chairman), Mr. John Luen Wai Lee (Deputy Chairman), Mr. Davy Kwok Fai Lee (Chief Executive Officer) and Mr. Brian Riady as executive Directors, Mr. Leon Nim Leung Chan as non-executive Director and Mr. King Fai Tsui, Mr. Edwin Neo and Ms. Min Yen Goh as independent non-executive Directors.

** For identification purpose only*