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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)

PROFIT WARNING

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 the 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 the preliminary assessment of the unaudited condensed consolidated management accounts of the Group for the six months ended 31 December 2025 (“**6M2025**”), and the information currently available, it is expected that the Group may record an unaudited consolidated net loss after tax of approximately HK\$64 million for 6M2025, as compared to an unaudited consolidated net profit after tax of approximately HK\$27 million for the six months ended 31 December 2024 (“**6M2024**”). The Board believes that the turnaround from the unaudited consolidated net profit after tax for 6M2024 to the unaudited consolidated net loss after tax for 6M2025 is primarily due to (i) the recognition of the allowance for expected credit loss on rental deposits of approximately HK\$39 million in 6M2025; (ii) the absence of one-off gain on the termination of lease of approximately HK\$303 million and the release of deferred tax liabilities upon derecognition of investment properties of approximately HK\$15 million, off-set by the loss on derecognition of investment properties of approximately HK\$276 million in 6M2024; and (iii) the absence of the gain on bargain purchase of approximately HK\$11 million in 6M2024.

The Company is still in the process of finalising the interim results of the Group for 6M2025. The information contained in this announcement is only based on the information currently available and the preliminary assessment by the Board according to the unaudited condensed consolidated management accounts of the Group for 6M2025, which has not been reviewed, confirmed, or audited by the Company's auditor or reviewed by the audit committee of the Company and may be subject to adjustments.

Shareholders and potential investors of the Company are advised to refer to the Company's interim results announcement for 6M2025 to be published before the end of February 2026.

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, 26 February 2026

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. Du Zhenluan; and the independent non-executive directors of the Company are Mr. Chong Hon Wang, Ms. Chuang Yin Lam and Ms. Wang Yuqin.