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天安中國投資有限公司

TIAN AN CHINA INVESTMENTS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 28)

POSITIVE PROFIT ALERT

This announcement is made by Tian An China Investments Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) 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 of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the information currently available to the management of the Company and preliminary review and assessment of the latest unaudited consolidated management accounts of the Group for the year ended 31st December, 2025 (“**FY2025**”), the Group is expected to record a profit attributable to the owners of the Company in the range from approximately HK\$1,650 million to HK\$1,850 million for FY2025 as compared to the loss attributable to the owners of the Company of approximately HK\$207.1 million for the year ended 31st December, 2024. The primary reason for the significant improvement in the financial performance was an increase in gross profit, which was mainly attributable to revenue recognition arising from the handover of units of phase 2C of The One Tian An Place, a residential project in Shanghai, China, to customers in early 2025.

The Company is still in the process of finalising the annual results of the Group for FY2025. The information contained in this announcement is only based on the Board’s preliminary review and assessment of the unaudited consolidated management accounts of the Group for FY2025, which have not been reviewed by the auditor or the audit committee of the Company and therefore, may be subject to adjustment. The annual results of the Group for FY2025 will be published by the Company within the timeframe stipulated under the Listing Rules.

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

On behalf of the Board

Tian An China Investments Company Limited

Tao Tsan Sang

Executive Director

Hong Kong, 11th March, 2026

As at the date of this announcement, the Board comprises Mr. Patrick Lee Seng Wei (Managing Director) and Mr. Tao Tsan Sang being the Executive Directors; Mr. Lee Seng Hui (Chairman) and Dr. Moses Cheng Mo Chi being the Non-Executive Directors; and Mr. Jiang Guofang, Mr. Ngai Wah Sang and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.