

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



LUNG KEE GROUP HOLDINGS LIMITED

龍記集團控股有限公司

*(Incorporated in Bermuda with limited liability)
(Stock code: 255)*

Website: <http://www.irasia.com/listco/hk/lkm>

PROFIT WARNING

This announcement is made by the Board pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

Based on the currently available information, the Board wishes to inform the Shareholders and potential investors that the Group is expected to record a net loss of not less than HK\$21 million for the year ended 31 December 2025 as compared to the net loss of HK\$14 million recorded for the year ended 31 December 2024.

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

This announcement is made by the board of directors (the “**Board**”) of Lung Kee Group Holdings Limited (the “**Company**” which 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong) (the “**SFO**”).

The Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the latest review of the unaudited management accounts and the information of the Group currently available to the Board, the Group is expected to record a net loss of not less than HK\$21 million for the year ended 31 December 2025 as compared to the net loss of HK\$14 million recorded for the year ended 31 December 2024. The increase in net loss is primarily attributable to (i) the reduction of the Group’s sales revenue under the tough market environment; and (ii) the decrease in fair value of investments properties for the year ended 31 December 2025 amounting to HK\$10.2 million (2024: HK\$5.5 million) caused by the downward adjustment of market rent for retail properties in Hong Kong.

The Company is still finalising the consolidated final results of the Group for the year ended 31 December 2025. Hence, the information disclosed in this announcement only represents a preliminary assessment by the Board and the management of the Group based on the information currently available to the Board. The audited consolidated final results of the Group may be subject to adjustments following further review by the Board, discussions with the auditor of the Company and completion of required auditing procedures.

Shareholders and potential investors are advised to read carefully the announcement of the audited consolidated final results of the Group for the year ended 31 December 2025, which is expected to be published before the end of March 2026 pursuant to the requirements of the Listing Rules.

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

By Order of the Board
Wai Lung Shing
Director and Company Secretary

Hong Kong, China, 5 January 2026

As at the date of this announcement, the executive directors of the Company are Mr. Siu Tit Lung (Chairman), Mr. Siu Yuk Lung, Mr. Wai Lung Shing, Mr. Ting Chung Ho, Mr. Siu Yuk Tung, Ivan and Mr. Siu Yu Hang, Leo; and the independent non-executive directors of the Company are Dr. Lee Tat Yee, Mr. Wong Hak Kun and Ms. He Lamei.