THE CROSS-HARBOUR (HOLDINGS) LIMITED
港通控股有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 32)

PROFIT WARNING

This announcement is made by The Cross-Harbour (Holdings) Limited (the "Company", and 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) of 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 shareholders of the Company and potential investors that the Group may record an expected profit attributable to equity holders of the Company in the region of HK$340.0 million for the six months ended 30 June 2026 (the "Period"), compared to a profit of HK$519.1 million recorded in the corresponding period in 2025. The expected decrease in profit is primarily attributable to an estimated net fair value gain on financial assets measured at fair value through profit or loss ("FVPL") in the region of HK$230.0 million, compared to a net fair value gain on financial assets measured at FVPL of HK$369.5 million recorded in the corresponding period of 2025.

The Company is still in the process of finalizing the interim results of the Group for the Period. This announcement is made based on, among other information, the Board's preliminary review and assessment of the Group's latest consolidated management accounts and information currently available to the Board, which are subject to review by the Company's auditors and further review by the Company. The information contained in this announcement may therefore be subject to adjustments as and when further and/or updated information is made available to the Board. Details of the Group's financial performance for the Period will be disclosed in its interim results announcement, which is expected to be published in late August 2026.

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

On behalf of the Board
Yeung Hin Chung, John
Managing Director

Hong Kong, 5 August 2026

As at the date hereof, the Board comprises Cheung Chung Kiu, Yeung Hin Chung, John, Yuen Wing Shing, Wong Chi Keung, Leung Wai Fai and Tung Wai Lan, Iris who are executive directors; and Ng Kwok Fu, Leung Yu Ming, Steven and Wong Lung Tak, Patrick who are independent non-executive directors.