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CCF FORTIS HOLDINGS LIMITED

(中 建 富 通 集 團 有 限 公 司)

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock Code: 00138)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the SFO.

Based on a preliminary review by the Company's management of the information currently available to the Group and the unaudited consolidated management accounts of the Group for the year ended 31 December 2023 (the "**Current Year**"), the Board announces that the Company is expected to record an unaudited consolidated loss of not less than approximately HK\$500 million for the Current Year, representing an increase of approximately 7.5%, as compared to a net loss attributable to owners of the parent of HK\$465 million recorded for the year ended 31 December 2022 (the "**Prior Year**").

The Board considers that such expected unaudited consolidated loss for the Current Year was mainly attributable to the following factors:

- the estimated net unrealised loss arising from change in fair value of our property portfolio and valuable collection held for investment;
- the estimated non-cash loss on early redemption of bonds and issue of convertible bonds;
- the increase in finance costs by approximately 47.4% arising from the surge in interest rates during the Current Year; and
- the estimated loss of irrecoverable receivables, which are China trade and other receivables, secured by charges over a property in Mainland China and certain equity interests in a company incorporated in Mainland China.

As the Company is still in the process of finalising the Group's audited consolidated financial results for the Current Year, the information contained in this announcement is only based on the preliminary assessment by the Company's management of the information currently available to the Group which have not been audited or reviewed by the Company's auditors or confirmed by the audit committee of the Company. The Group's annual results for the Current Year may differ from the information contained in this announcement. Further details of the Group's financial results and performance for the Current Year will be disclosed in the

Company's annual results announcement for the Current Year, which is expected to be published on 26 March 2024.

Shareholders and potential investors are advised to exercise caution when dealing in the Shares.

DEFINITIONS

In this announcement, the following expressions have the following meanings, unless the context otherwise requires:

“Board”	the board of directors of the Company
“Company”	CCT Fortis Holdings Limited, a company incorporated in the Cayman Islands and continued in Bermuda with limited liability and the issued Shares are listed on the Main Board of the Stock Exchange
“Directors”	the director(s) of the Company
“Group”	the Company and its subsidiaries, from time to time
“Hong Kong”	the Hong Kong Special Administrative Region of the People's Republic of China
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“Share(s)”	ordinary share(s) of HK\$0.10 each in the share capital of the Company
“Shareholder(s)”	holder(s) of the issued Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

By Order of the Board of
CCT FORTIS HOLDINGS LIMITED
Mak Shiu Tong, Clement
Chairman

Hong Kong, 22 March 2024

As at the date of this announcement, the executive Directors are Mr. Mak Shiu Tong, Clement and Ms. Cheng Yuk Ching, Flora and the independent non-executive Directors are Mr. Chen Li, Mr. Chow Siu Ngor and Mr. Lau Ho Kit, Ivan.