德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code : 199)

PROFIT WARNING
REDUCTION IN LOSS

This announcement is made by ITC Properties Group 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 of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the latest review on the unaudited consolidated management accounts of the Group for the six months ended 30 September 2025 (the "**Period**"), the Group expected to record a net loss attributable to the owners of the Company of not less than HK$100.0 million for the Period, as compared to that of approximately HK$504.3 million for the six months ended 30 September 2024 ("**HY2024**").

The expected reduction in net loss for the Period is mainly attributable to the following:

(1) As the property market remained subdued, particularly in the commercial segment, the Group is expected to continue recording a loss in property valuation for the Period. Such loss is expected to be lower than that recorded for HY2024, since it is expected that (i) there will be no impairment loss on stock of properties recognised in cost of sales (HY2024: HK$85.0 million) and (ii) there will be a decrease in fair value of the Group's investment properties of not less than HK$20.0 million (HY2024: HK$45.0 million) which is partly offset by the Group's share of a fair value loss of a commercial property in the People's Republic of China held by a joint venture of the Group of not less than HK$70.0 million (HY2024: HK$43.9 million);

* *For identification purpose only*

(2) Following the reduction of operating costs resulted from the disposal of an overseas property in March 2025 and the ongoing implementation of stringent cost control initiatives across the Group, the administrative and general expenses of the Group for the Period is expected to decrease to not less than HK$50.0 million (HY2024: HK$106.5 million); and

(3) The loss of approximately HK$220.4 million on disposal of the Group's entire 50% equity interests in a hotel property in Canada recorded in HY2024 is absent in the Period.

The Company is in the process of finalising the interim results of the Group for the Period. The information contained in this announcement is based on the information currently available to the Company and the latest assessment of the unaudited consolidated management accounts of the Group, which are subject to further review and adjustments by the audit committee of the Company and the Board. The announcement of the interim results of the Group for the Period will be published on 17 November 2025.

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

By order of the Board
ITC Properties Group Limited
Cheung Hon Kit
Chairman

Hong Kong, 11 November 2025

As at the date of this announcement, the directors of the Company are as follows:

Executive Directors:
Mr. Cheung Hon Kit (*Chairman*), Dr. Chan Kwok Keung, Charles (*Joint Vice Chairman*), Mr. Chan Yiu Lun, Alan, Mr. Law Hon Wa, William (*Chief Financial Officer*)

Non-executive Director:
Ms. Chau Mei Wah

Independent Non-executive Directors:
Hon. Shek Lai Him, Abraham, *GBS, JP* (*Joint Vice Chairman*), Mr. Ip Hon Wah, Mr. Pang, Anthony Ming-tung

In case of any inconsistency, the English version of this announcement shall prevail over the Chinese version.