Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") 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.

CHI HO DEVELOPMENT HOLDINGS LIMITED
潛滶發展控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8423)

PROFIT WARNING

This announcement is made by Chi Ho Development Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the "**GEM Listing Rules**") and the Inside Information Provisions (as defined under the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2026 by the Board and the information currently available to the Board, the Group expects to record a consolidated net loss in the range between HK$35 million and HK$38 million for the six months ended 30 September 2026, as compared to the consolidated net loss of approximately HK$20.1 million for the six months ended 30 September 2025.

Based on the information currently available, the Board considers that the consolidated net loss for the six months ended 30 September 2026 was mainly attributable to (i) the allowance recognised under expected credit loss model on trade receivables and contract assets of approximately HK$24 million; (ii) the allowance recognised under expected credit loss model on loan to a joint venture of approximately HK$2 million; and (iii) the decrease in gross profit which was mainly driven by the decrease in revenue from renovation and maintenance works, alteration and addition works, and fitting-out works.

The Company is in the process of finalising the interim results of the Group for the six months ended 30 September 2026. The information in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2026 by the Board, which may be subject to adjustments. The unaudited consolidated management accounts of the Group for the six months ended 30 September 2026 have not been finalised, and the information in this announcement has not been reviewed by the audit committee of the Company and has not been reviewed or audited by the auditor of the Company. The actual interim results of the Group may be different from the information disclosed in this announcement. Shareholders of the Company and potential investors are advised to read carefully the interim results announcement of the Group. The unaudited interim results of the Group for the six months ended 30 September 2026 are expected to be published on or around 27 November 2026.

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

By order of the Board
Chi Ho Development Holdings Limited
Leung Ka Ho, Raymond
Chairman of the Board and Executive Director

Hong Kong, 20 November 2026

As at the date of this announcement, the executive Directors are Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan; and the independent non-executive Directors are Ms. Ho Wing Shan, Mr. Leung Hung Kwong, Derrick and Mr. Moy Yee Wo, Matthew.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the "Latest Listed Company Information" page on the Stock Exchange's website at www.hkexnews.hk for at least seven days from the date of its publication and on the Company's website at www.chdev.com.hk.