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ASIA COMMERCIAL HOLDINGS LIMITED

冠亞商業集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 104)

PROFIT WARNING AND INSIDE INFORMATION

The board (“**Board**”) of directors of Asia Commercial Holdings Limited (the “**Company**” or, together with its subsidiaries, the “**Group**”) makes this announcement 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on the Board’s preliminary assessment of the Group’s unaudited management accounts for the year ended 31 March 2025 (“**This Year**”), the Group expects to record a net profit of not less than HK\$18 million, which is a decrease of approximately 31% compared to the net profit of HK\$26 million for the year ended 31 March 2024 (“**Last Year**”). The anticipated decline in the Group’s net profit was mainly attributed to:

1. Increased revaluation losses on the Group’s investment properties of approximately HK\$7 million due to adverse market conditions affecting the valuations of the Group’s properties; and
2. Higher income tax expenses of approximately HK\$4 million arising from the adjustment on deferred tax.

The above impacts were partially mitigated by a government subsidy of approximately HK\$6 million received during This Year.

While the revaluation losses and tax expenses affected the Group’s reported profits, they do not reflect the Group’s underlying trading performance. The Group’s core business operations for This Year have remained stable, with performance broadly in line with the Last Year. Trading conditions across our key markets have been resilient, and the Group continues to maintain a satisfactory financial position.

The information contained in this announcement is only based on the management's preliminary assessment of the unaudited management accounts of the Group for This Year. These accounts have not been audited nor reviewed by the Company's audit committee. The Group's results for This Year are expected to be announced on 26 June 2025.

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

By Order of the Board
ASIA COMMERCIAL HOLDINGS LIMITED
CHENG KA CHUNG
Company Secretary

Hong Kong, 3 June 2025

As at the date of this announcement, the Board comprises Ms. Lam Kim Phung, Ms. Eav Guech Rosanna and Mr. Eav Feng Ming, Jonathan as executive directors and Mr. Lai Si Ming, Mr. Lee Tat Cheung, Vincent and Mr. Kee Wah Sze as independent non-executive directors.

* *For identification purposes*