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CAPITAL ESTATE LIMITED

冠中地產有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 193)

POSITIVE PROFIT ALERT

This announcement is made 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 Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (the “**SFO**”).

The board of the directors (the “**Board**”) of Capital Estate Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on information currently available, the Group is expected to record a profit attributable to owners of the Company of not less than HK\$1.0 million for the six-month period ended 31 January 2026, compared to a loss attributable to owners of the Company of HK\$8.0 million for the six-month period ended 31 January 2025.

The turnaround from loss to profit in the six-month period ended 31 January 2026 was mainly attributable to the combined effect of (i) the fair value gain from the Group’s financial investment portfolio of over HK\$10.0 million in compared to a fair value loss of HK\$6.4 million in the six months period ended 31 January 2025; (ii) the slowdown of sale of properties by over 85%; and (iii) increase in impairment losses under expected credit loss model by over HK\$3.0 million due to expansion in the loan portfolio and rise in default rate.

The information contained in this announcement is only based on the preliminary assessment according to figures and information that have not been audited or reviewed by the Company’s auditors or audit committee. Details of the Group’s performance for the six-month period ended 31 January 2026 will be finalised and disclosed in its interim results announcement to be issued in March 2026.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

By Order of the Board
Capital Estate Limited
Sio Lai Na
Chairman

Hong Kong, 18 March 2026

As at the date of this announcement, the Board comprises Ms. Sio Lai Na, Mr. Chu Nin Yiu, Stephen, as executive directors, Ms. Sio Lai Nga as non-executive director, and Mr. Hung Ka Hai, Clement, Mr. Yeung Wai Hung, Peter and Mr. Wong Kwong Fat as independent non-executive directors.