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CONVENIENCE RETAIL ASIA LIMITED

利亞零售有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00831)

ESTIMATED ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2025

This announcement is made by Convenience Retail Asia 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 in 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 ("Shareholders") and potential investors that based on the preliminary review by the Board on the unaudited consolidated management accounts of the Group, the Company's profit attributable to the Shareholders is expected to record a year-on-year increase of over 40% compared to a profit attributable to the Shareholders of HK\$23.9 million for the year ended 31 December 2024.

The Board considers that the estimated increase is mainly attributable to the following reasons:

- (i) non-recurring restructuring expenses related to Guangzhou retail bakery business in 2024; and
- (ii) cost optimisation measures implemented across both bakery and eyewear businesses.

Despite the improved results, Hong Kong retail sector continues to face headwind caused by a structural change in consumer spending patterns and frequent outbound travel by local residents, and the Group remains cautious about the market outlook.

The information contained in this announcement is a preliminary assessment by the Board based on information currently available, including the unaudited consolidated management accounts of the Group for the year ended 31 December 2025. Details of the Group's results for the year ended 31 December 2025 shall be provided in the annual results announcement of the Company, which is expected to be published in March 2026.

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

By order of the Board
Convenience Retail Asia Limited
Michael TANG Tsz Kin
Executive Director
& Chief Executive Officer

Hong Kong, 10 February, 2026

As at the date of this announcement, Executive Directors of the Company are Mr Terence Fung Yue Ming and Mr Michael Tang Tsz Kin; Non-executive Directors are Dr William Fung Kwok Lun, Mr Richard Yeung Lap Bun, Ms Sabrina Fung Wing Yee and Ms Tiffany Daisy Lee Pei Ming; Independent Non-executive Directors are Mr Anthony Lo Kai Yiu, Dr Sarah Mary Liao Sau Tung and Mr Terrence Tsang Diao-Long.