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ETERNITY INVESTMENT LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 764)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that the loss attributable to owners of the Company for the six months ended 30 June 2024 is expected to increase by approximately 148% to 158% as compared to the loss attributable to owners of the Company of HK\$51.03 million for the corresponding period in 2023.

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

This announcement is made by Eternity Investment Limited (the “**Company**”, together with its subsidiaries as the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders (the “**Shareholders**”) of the Company and potential investors that the loss attributable to owners of the Company for the six months ended 30 June 2024 is expected to increase by approximately 148% to 158% as compared to the loss attributable to owners of the Company of HK\$51.03 million for the corresponding period in 2023. Such increase is mainly attributable to (i) an increase in loss arising on change in fair value of financial assets at fair value through profit or loss, (ii) a recognition of the impairment loss on goodwill, (iii) an absence of the gain on disposals of residential serviced apartments, (iv) an increase in loss arising on the change in fair value of investment properties and (v) an increase in finance costs which are partially offset by the recognition of (i) an absence of the impairment loss on interests in associates and (ii) an increase in gross profit.

The Company is still in the process of finalizing the interim results of the Group for the six months ended 30 June 2024. The information contained in this announcement is only a preliminary assessment by the Board based on the unaudited consolidated management accounts of the Group and the information currently available, which may be subject to changes and adjustments. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the six months ended 30 June 2024, which is scheduled to be published on 29 August 2024.

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

By Order of the Board
Eternity Investment Limited
Lei Hong Wai
Chairman

Hong Kong, 23 August 2024

As at the date of this announcement, the Board comprises three executive Directors, namely, Mr. Lei Hong Wai, Mr. Cheung Kwok Wai Elton, and Mr. Cheung Kwok Fan; and four independent non-executive Directors, namely, Mr. Wan Shing Chi, Mr. Ng Heung Yan, Ms. Leung Man Yee Fanny and Mr. Law Kwok Ho Kenward.