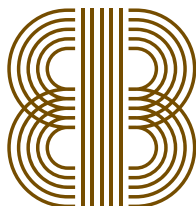


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



E. BON HOLDINGS LIMITED
(Incorporated in the Cayman Islands with limited liability)

怡 邦 行 控 股 有 限 公 司

(Stock Code: 599)

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 Securities and Futures Ordinance.

The Board of Directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the Board’s preliminary assessment of the Group’s latest unaudited consolidated management accounts and the information currently available, the Group’s loss before tax for the year ended 31 March 2025 (the “**Year**”) is expected to be not more than HK\$13.0 million as compared with the profit before tax of approximately HK\$10.9 million recorded for the year ended 31 March 2024, whilst the Group’s revenue recorded for the Year was comparable with the last financial year. The expected loss was mainly attributable to a decrease of market value of the properties held for own use of the Group as at 31 March 2025 amounting to approximately HK\$19.4 million impacted the result of the Year, were recognised in consolidated statement of comprehensive income which based on the draft valuation reports prepared by an independent valuer (whereas decrease of market value of approximately HK\$8.3 million recorded for the year ended 31 March 2024). In addition, fencing market competition and inflated cost of inventory lower the gross profit of the Group by approximately 11%, which partly offsets by controlled operating expenses.

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

This announcement is made by E. Bon Holdings Limited (the “**Company**”, together with its subsidiaries, 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 (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The principal factor contributing to this loss is the revaluation of properties held for own use, which due to the prevailing market situation in property market, total of approximately HK\$19.4 million impacted the result of the Year, which breakdown to the loss on revaluation recognised in consolidated statement of comprehensive income approximately HK\$13.3 million and relevant depreciation approximately HK\$6.1 million based on the draft valuation reports prepared by an independent valuer (whereas a fair value loss of approximately HK\$2.1 million and associate depreciation approximately HK\$6.2 million recorded for the year ended 31 March 2024).

Overall, then the market value of the Group's properties held for own use decreased by approximately HK\$44.4 million. Except for the loss on revaluation recognised in consolidated statement of comprehensive income approximately HK\$13.3 million as an expense, as a result of the revaluation losses on certain properties held for own exceed the revaluation surplus in equity, the remaining balances of approximately HK\$19.4 million were recognised in consolidated statement of other comprehensive income.

Although the Group's sales performance remains largely consistent with the previous year, gross profit has declined by approximately 11%, primarily due to intensified market competition and the appreciation of the Euro, which has negatively impacted purchasing costs. These factors have exerted downward pressure on selling prices and profit margins. Despite the decline in gross profit margin, the Group has implemented strict cost-control measures, resulting in a significant reduction in operating expenses. These efforts have partially alleviated the financial impact of the decline in gross profit on the Group's overall performance. The Board remains committed to addressing current market challenges and maintaining financial stability. Shareholders and potential investors are advised to exercise caution when trading in the Group's securities and to refer to subsequent announcements for further details on the financial outlook.

The Group is still in the process of compiling the consolidated financial results of the Group for the Year. The information contained in this announcement is only based on the preliminary assessment of the information currently available to the Board, including the unaudited consolidated management accounts of the Group for the Year, which have neither been reviewed by the audit committee of the Group nor reviewed or audited by the Group's auditors. The actual results of the Group for the Year, which are expected to be announced in June 2025, may differ from the information contained in this announcement.

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

By Order of the Board
E. Bon Holdings Limited
Tse Sun Fat, Henry
Chairman

Hong Kong, 10 June 2025

As of the date of this announcement, the Board of Directors comprises nine Directors, of which five are executive Directors, namely Mr. TSE Sun Fat, Henry, Mr. TSE Sun Wai, Albert, Mr. TSE Sun Po, Tony, Mr. TSE Hon Kit, Kevin and Mr. LAU Shiu Sun and four are independent non-executive Directors, namely Mr. WONG Wah, Dominic, Mr. WAN Sze Chung, Dr. LUK Wang Kwong and Ms. MAN Yuk Fan.