MOS HOUSE GROUP LTD

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1653)

PROFIT WARNING

This announcement is made by MOS House Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 (2) of the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") 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).

The board (the "**Board**") of directors (the "**Director(s)**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2026 (the "**Year**") and assessment of the information currently available, the Group expects to record a net loss attributable to owners of the Company for the Year of not less than HK$18.0 million as compared to that of HK$3.4 million for the year ended 31 March 2025.

The Board considers that the increase in loss was mainly due to (i) decrease in gross profit from sale of tiles and bathroom fixtures by approximately HK$8.1 million; and (ii) a non-cash impairment loss of interest in an associate of approximately HK$14.0 million. These were partially offset by (i) improvements in other operating expenses and finance costs during the Year; and (ii) decrease in fair value loss on investment property of approximately HK$7.9 million.

As the Group is still in the process of finalizing the annual results of the Group for the Year, the information contained in this announcement is only a preliminary assessment by the Board based on the latest information currently available to the Board and the unaudited consolidated management accounts of the Group for the Year which have not been audited or reviewed by the Company's auditor or audit committee, and is subject to possible adjustments. Shareholders and potential investors are advised to read the announcement of the Company in relation to the annual results of the Group for the Year carefully.

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

By Order of the Board
MOS House Group Limited
Simon Tso
Chairman

Hong Kong, 25 June 2026

As at the date of this announcement, the Board comprises of two executive Directors, namely Mr. Simon Tso and Ms. Tsui To Fei; two non-executive Directors, namely Ms. Wang Chunmei and Mr. He Qihang; and three independent non-executive Directors, namely Mr. Woo King Hang, JP, Mr. Hui Chun Tak, PDSM and Mr. Wong Chun Ping, BBS, MH, JP.