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ETERNITY INVESTMENT LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 764)

INSIDE INFORMATION DECREASE IN LOSS FOR THE SIX MONTHS ENDED 30 JUNE 2023

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 2023 is expected to decrease by approximately 19% to 26% as compared to the loss attributable to owners of the Company of HK\$66.23 million for the corresponding period in 2022.

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 2023 is expected to decrease by approximately 19% to 26% as compared to the loss attributable to owners of the Company of HK\$66.23 million for the corresponding period in 2022. Such decrease is mainly attributable to (i) a decrease in loss arising on change in fair value of financial assets at fair value through profit or loss, (ii) the recognition of finance income on finance lease receivables, and (iii) the recognition of gain on

disposals of residential serviced apartments, which are partially offset by (i) the recognition of impairment loss on interests in associates, (ii) an increase in administrative expenses, (iii) an increase in share of losses of associates, and (iv) an increase in finance costs.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2023. 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 2023, which is scheduled to be published on 29 August 2023.

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, 24 August 2023

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 three independent non-executive Directors, namely, Mr. Wan Shing Chi, Mr. Ng Heung Yan, and Mr. Wong Tak Chuen.