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## **NEWAY GROUP HOLDINGS LIMITED**

**中星集團控股有限公司\***

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 00055)**

### **PROFIT ALERT**

This announcement is made by the Company pursuant to Rule 13.09 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 of the Company that based on the preliminary review and analysis of the unaudited consolidated management accounts of the Group currently available, the Group is expected to record a profit in the range of approximately HK\$38 million to HK\$53 million for 1H 2022, as compared to the profit of approximately HK\$8.1 million for 1H 2021.

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

This announcement is made by Neway Group Holdings Limited (“**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 (“**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) (“**SFO**”).

\* For identification purpose only

The board (“**Board**”) of directors (“**Directors**”) of the Company wishes to inform the shareholders of the Company (“**Shareholders**”) and potential investors that based on the preliminary review and analysis of the unaudited consolidated management accounts of the Group currently available, the Group is expected to record a profit in the range of approximately HK\$38 million to HK\$53 million for the six months ended 30 June 2022 (“**1H 2022**”), as compared to the profit of approximately HK\$8.1 million for the six months ended 30 June 2021 (“**1H 2021**”).

The Board considers that the increase in profit recorded in 1H 2022 was primarily attributable to the recognition of the gain on disposal of the holding company of the building in Fanling completed in January 2022, which was partially offset by (i) the fair value loss on held-for-trading investments recorded during 1H 2022 of approximately HK\$2.2 million (1H 2021: fair value loss of approximately HK\$0.8 million) and (ii) the fair value loss of investment properties recorded during 1H 2022 of approximately HK\$4.5 million (1H 2021: fair value gain of approximately HK\$36.0 million).

The Company is still in the process of finalising the consolidated results of the Group for 1H 2022, especially the amount of the impairment loss (if any) on financial assets and contract assets and therefore, the expected profit for 1H 2022 to be recorded by the Group may be subject to further change. The information contained in this announcement is only a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group currently available and have not been audited or reviewed by the auditors of the Company. The finalised unaudited consolidated results of the Group for 1H 2022 are expected to be published on 29 August 2022.

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

On behalf of the Board  
**Neway Group Holdings Limited**  
**Suek Ka Lun, Ernie**  
*Chairman*

Hong Kong, 16 August 2022

*As at the date of this announcement, the Board comprises Mr. Suek Ka Lun, Ernie (Chairman) and Mr. Suek Chai Hong (Chief Executive Officer) being the executive Directors; Dr. Ng Wai Kwan, Mr. Chan Kwing Choi, Warren and Mr. Wong Sun Fat being the non-executive Directors; and Mr. Lee Kwok Wan, Mr. Lai Sai Wo, Ricky and Mr. Chu Gun Pui being the independent non-executive Directors.*