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JOINT ANNOUNCEMENT PROFIT WARNING

This joint announcement is made by TTLL and AIHL pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions.

The TTLL Board and the AIHL Board wish to inform the shareholders of TTLL and AIHL and potential investors that, based on a preliminary review of the management accounts of the TTLL Group and the AIHL Group respectively, together with other information currently available to the respective boards, it is expected that the TTLL Interim Results and the AIHL Interim Results will both record a significant increase in loss before taxation when compared with the corresponding period of last year, mainly attributable to the substantial increase in valuation losses in respect of their investment properties. Valuation losses on investment properties will only affect the accounting profit or loss but not the cash flow of both the TTLL Group and the AIHL Group. It is expected there will be a decrease in the profit from operations before valuation changes in investment properties (before finance costs and taxation) of both the TTLL Group and the AIHL Group for the six months ended 30 September 2022.

Shareholders of each of TTLL and AIHL and potential investors are advised to exercise caution when dealing in the shares of the respective companies.

This joint announcement is made by Tian Teck Land Limited (“**TTLL**”, together with its subsidiaries, the “**TTLL Group**”) and Associated International Hotels Limited (“**AIHL**”, together with its subsidiaries, the “**AIHL Group**”) pursuant to Rule 13.09 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 in the Listing Rules*).

The board of directors of AIHL (the “**AIHL Board**”) wishes to inform the shareholders of AIHL and potential investors that, based on a preliminary review of the management accounts of the AIHL Group, together with other information currently available to the AIHL Board, it is expected that the unaudited consolidated results of the AIHL Group for the six months ended 30 September 2022 (the “**AIHL Interim Results**”) will record a significant increase in loss before taxation by approximately HK\$633 million to approximately HK\$1,108 million as compared to that for the six months ended 30 September 2021, mainly attributable to the substantial increase in valuation losses in respect of its investment properties by approximately HK\$628 million to approximately HK\$1,202 million. Valuation losses on investment properties will only affect the accounting profit or loss but not the cash flow of the AIHL Group. It is expected there will be a decrease by approximately HK\$4 million to approximately HK\$96 million in the profit from operations before valuation changes in investment properties (before finance costs and taxation) of the AIHL Group for the six months ended 30 September 2022.

As AIHL is TTLL's 50.01% owned subsidiary, for similar reason, the board of directors of TTLL (the "TTLL Board") wishes to inform the shareholders of TTLL and potential investors that, based on a preliminary review of the management accounts of the TTLL Group, together with other information currently available to the TTLL Board, it is expected that the unaudited consolidated results of the TTLL Group for the six months ended 30 September 2022 (the "TTLL Interim Results") will record a significant increase in loss before taxation by approximately HK\$630 million to approximately HK\$1,103 million as compared to that for the six months ended 30 September 2021, mainly attributable to the substantial increase in net valuation losses in respect of its investment properties by approximately HK\$621 million to approximately HK\$1,195 million. Valuation losses on investment properties will only affect the accounting profit or loss but not the cash flow of the TTLL Group. It is expected there will be a decrease by approximately HK\$8 million to approximately HK\$94 million in the profit from operations before valuation changes in investment properties (before finance costs and taxation) of the TTLL Group for the six months ended 30 September 2022.

Notwithstanding the above information, the overall financial and business positions of the TTLL Group and the AIHL Group remain healthy.

As TTLL and AIHL are still in the process of finalising the TTLL Interim Results and the AIHL Interim Results respectively, the information contained in this joint announcement is only a preliminary estimate prepared by the management of the said companies which has not been reviewed by their respective audit committees or auditors. The unaudited consolidated results (*which will have been reviewed by the audit committees and the auditors*) of both TTLL and AIHL for the six months ended 30 September 2022 are expected to be published by the end of November 2022.

Shareholders of each of TTLL and AIHL and potential investors are advised to exercise caution when dealing in the shares of the respective companies.

By order of the Board
Tian Teck Land Limited
Ng Sau Fong
Company Secretary

By order of the Board
Associated International Hotels Limited
Ng Sau Fong
Company Secretary

Hong Kong, 21 October 2022

As at the date of this joint announcement, the TTLL Board comprises the following directors:

Mr Cheong Kheng Lim, Mr Cheong Keng Hooi, Mr Cheong Sim Lam and Miss Cheong Chong Ling are executive directors, and Mr Chow Wan Hoi, Paul, Mr Wong Yiu Tak and Mr Tse Pang Yuen are independent non-executive directors.

As at the date of this joint announcement, the AIHL Board comprises the following directors:

Mr Cheong Kheng Lim, Mr Cheong Keng Hooi, Mr Cheong Sim Lam and Miss Cheong Chong Ling are executive directors, and Mr Chow Wan Hoi, Paul, Mr Wong Yiu Tak and Mr Lee Chung are independent non-executive directors.

Note: The translation into Chinese language of this joint announcement is for reference only. In case of any inconsistency, the English version shall prevail.