

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.

安全貨倉有限公司
SAFETY GODOWN COMPANY, LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock code: 237)

PROFIT WARNING

The Board wishes to inform the Shareholders and potential investors that, based on the Board's preliminary assessment of the latest unaudited consolidated management accounts of the Group and the information currently available to the Company, the Group's revenue and loss before tax for the Period are expected to be approximately HK\$68 million and HK\$128 million as compared with the revenue of approximately HK\$60 million and a loss before tax of approximately HK\$69 million recorded for the previous corresponding financial period.

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

This announcement is made by Safety Godown Company, Limited (the "**Company**") and 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 under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) (the "**SFO**").

Based on preliminary assessment of the latest unaudited consolidated management accounts of the Group and the information currently available to the Company, the board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that the Group's revenue and loss before tax for the six months ended 30 September 2022 (the "**Period**") are expected to be approximately HK\$68 million and HK\$128 million as compared with the revenue of approximately HK\$60 million and a loss before tax of approximately HK\$69 million recorded for the previous corresponding financial period.

Subject to our auditor's review, the expected loss was mainly attributable to:

- (i) a fair value loss arising from revaluations of the investment properties of the Group amounting to be approximately HK\$119 million based on draft valuation reports prepared by an independent valuer (whereas fair value losses of approximately HK\$99 million and HK\$137 million were recorded for the six months ended 30 September 2021 and for the year ended 31 March 2022, respectively); and

(ii) a fair value loss on financial assets at fair value through profit or loss of approximately HK\$44 million (whereas fair value gains of approximately HK\$4 million and HK\$11 million were recorded for the six months ended 30 September 2021 and for the year ended 31 March 2022, respectively).

The Company is still in the process of finalising the interim results of the Group for the Period. The information contained in this announcement is only based on the information currently available to the Company and such information has not been audited or reviewed by the Company's auditor or audit committee. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the Period which is expected to be published around the end of November 2022.

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

By order of the Board
Safety Godown Company, Limited
Mui Ngar May, Joel
Company Secretary

Hong Kong, 4 November 2022

As at the date of this announcement, the Board comprises one Executive Director, Mr. Lu Wing Yee, Wayne; one Non-executive Director, Mr. Lee Ka Sze, Carmelo; and three Independent Non-executive Directors, namely Mr. Lam Ming Leung, Mr. Leung Man Chiu, Lawrence and Ms. Oen Li Lin.