

*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.*



**WAH HA REALTY COMPANY LIMITED**  
(Incorporated in Hong Kong with Limited Liability)  
(Stock Code: 278)

## **PROFIT WARNING**

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and 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 Board's preliminary assessment of the unaudited consolidated management accounts of the Group for the YR 2023 and other information currently available to the Company, the profit attributable to equity holders of the Company for the YR 2023 is expected to decline by about 50% as compared to HK\$38.98 million for the YR 2022.

**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 Wah Ha Realty Company Limited (the “**Company**”, 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 “**Stock Exchange**”) (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 of directors of the Company (the “**Board**”) wishes to inform the Company’s shareholders (the “**Shareholders**”) and potential investors that, based on the Board’s preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 March 2023 (the “**YR 2023**”) and other information currently available to the Company, the profit attributable to equity holders of the Company for the YR 2023 is expected to decline by about 50% as compared to HK\$38.98 million for the year ended 31 March 2022 (the “**YR 2022**”). Such decline was primarily due to (i) a fair value losses arising from revaluations of the investment properties of the Group and its associated companies for the YR 2023 (whereas a fair value gains was recorded in this respect for the YR 2022) and (ii) an exchange losses arising from the depreciation of Renminbi for the YR 2023 (whereas an exchange gains was recorded in this respect for the YR 2022), notwithstanding that there were increases in interest income and profits from sales of properties of the Group and its associated companies for the YR 2023.

Despite the aforesaid, the Board believes that the overall operation of the Group remains sound and intact, and the financial position of the Group remains solid.

The Company is still in the process of finalizing the annual results of the Group for the YR 2023. 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 of the Company are advised to read carefully the annual results announcement of the Company for the YR 2023 which is expected to be published in late June 2023.

## **CONTINUED SUSPENSION OF TRADING**

Trading in the Shares has been suspended with effect from 9:00 a.m. on 15 September 2022. The resumption of trading in the Shares is subject to the Company’s satisfaction of all resumption guidance set out by the Stock Exchange, remediation of the issues causing the trading suspension and full compliance with the Listing Rules. The trading in the Shares remains suspended until further notice.

**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

**Wah Ha Realty Company Limited**

**Cheung Kee Wee**

*Chairman*

Hong Kong, 28 April 2023

As at the date of this announcement, the Board comprises Messrs Cheung Kee Wee, Cheung Lin Wee and Cheung Ying Wai, Eric as Executive Directors, Mr. Ng Kwok Tung as Non-executive Director and Messrs Chan Woon Kong, Chan Wing Tat and Kok Lap Seng as Independent Non-executive Directors.