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LUKS GROUP (VIETNAM HOLDINGS) COMPANY LIMITED

陸氏集團（越南控股）有限公司*

(incorporated in Bermuda with limited liability)

(Stock code: 366)

PROFIT WARNING

This announcement is made by Luks Group (Vietnam Holdings) 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 “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the “**SFO**”).

Based on the assessment by the management of the Company on the preliminary financial results of the Group for the year ended 31 December 2023, the board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to record a net loss for the year ended 31 December 2023 ranging from HK\$80 million to HK\$120 million as compared to a net profit recorded for the year ended 31 December 2022 of approximately HK\$48,498,000.

The loss was primarily attributable to:-

- (i) Due to continuous losses of the Group’s cement business in past two years, and according to an independent valuer’s assessment, the recoverable amount of the cash-generating unit of the cement business has significantly reduced and thus, a provision for impairment loss on the Group’s properties, plants and equipment was made thereof; and
- (ii) The Group recorded lesser fair value gains on investment properties for the year ended 31 December 2023, as compared to the year of 2022.

The Company is in the course of finalizing its annual results of the Group for the year ended 31 December 2023. Hence, the information contained in this announcement is only based on the preliminary assessment by the management of the Company on the financial results of the Group currently available, which have not been confirmed or reviewed by the Company's audit committee, nor the Company's auditors, and may be subject to further adjustments.

Details of the Group's financial results and performance will be disclosed in the annual results announcement of the Company for the year ended 31 December 2023, which will be published on 20 March 2024.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Luks Group (Vietnam Holdings) Co. Ltd.
Martin Fan
Company Secretary

Hong Kong, 8 March 2024

As at the date of this announcement, the Board of Directors comprises Mdm. Cheng Cheung, Mr. Luk Yan, Mr. Luk Fung, Mr. Fan Chiu Tat, Martin and Ms. Luk Sze Wan, Monsie (who are executive directors), and Mr. Lam Chi Kuen, Ms. Pang Siu Yin and Mr. Wong Hoi Wah (who are independent non-executive directors).

* *For identification purpose only*