

*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)

## **POSITIVE PROFIT ALERT**

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 that, based on the Board's preliminary assessment of the Group's latest unaudited consolidated management accounts and the information currently available to the Company, the Group is expected to record a profit of about HK\$35.0 million for the six months ended 30 September 2021 as compared to a loss of HK\$6.0 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 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 “**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 shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the Board’s preliminary assessment of the Group’s latest unaudited consolidated management accounts and the information currently available to the Company, the Group is expected to record a profit of about HK\$ 35.0 million for the six months ended 30 September 2021 (the “**Period**”) as compared to a loss of HK\$6.0 million recorded for the previous corresponding financial period (the “**Last Period**”). The turn-around from loss to profit was primarily due to (i) a fair value gains arising from revaluations of the investment properties of the Group and its associated companies for the Period (whereas a fair value losses was recorded for the Last Period) and (ii) the Group’s share of profits from the sale of properties of an associated company for the Period (whereas no realized profit from the sale of properties was recorded for the Last Period), notwithstanding that there were declines in the exchange gain arising from the appreciation of Renminbi as well as rental income and interest income.

The Company is still in the process of finalizing the unaudited 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 unaudited interim results announcement of the Company for the Period which is expected to be published in late November 2021.

**Shareholders and potential investors 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, 21 October 2021

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, Au-Yang Cheong Yan, Peter, Chan Wing Tat and Kok Lap Seng as Independent Non-executive Directors.