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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 Group's latest unaudited consolidated management accounts and the information currently available to the Company, a loss of around HK\$42 million for the Period is expected as compared to a profit of HK\$3.1 million recorded for the Last Period.

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

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 of the Company 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, a loss of around HK\$42 million for the six months ended 30 September 2023 (the “**Period**”) is expected as compared to a profit of HK\$3.1 million recorded for the previous corresponding financial period (the “**Last Period**”). Such loss was primarily due to (i) the increase in the aggregate fair value losses arising from revaluations of the investment properties of the Group and its associated companies for the Period and (ii) the decrease in profits from sales of properties of the Group and its associated companies for the Period, notwithstanding that there was the increase in interest income and the decline in exchange losses arising from the depreciation of Renminbi for the Period.

The Company is 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 of the Company 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 2023.

CONTINUED SUSPENSION OF TRADING

Trading in the Company’s shares (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. Trading in the Shares remains suspended until further notice. Further announcement(s) will be made by the Company as and when appropriate and in compliance with the requirements under the Listing Rules.

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

On behalf of the Board
Wah Ha Realty Company Limited
Cheung Kee Wee
Chairman

Hong Kong, 10 November 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.