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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, the profit attributable to equity holders of the Company for the six months ended 30 September 2022 is expected to decrease by around 90% as compared to HK\$36.3 million for the previous corresponding financial period.

**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 "**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 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, the profit attributable to equity holders of the Company for the six months ended 30 September 2022 (the “**Period**”) is expected to decrease by around 90% as compared to HK\$36.3 million for the previous corresponding financial period (the “**Last Period**”). Such decrease 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 Period (whereas a fair value gains was recorded for the Last Period) and (ii) an exchange losses arising from the depreciation of Renminbi for the Period (whereas an exchange gains was recorded for the Last Period), notwithstanding that there were increases in rental income, interest income and profits from sales of properties of the Group and its associated companies 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 2022.

#### **CONTINUED SUSPENSION OF TRADING**

Trading in the Company’s shares has been suspended with effect from 9:00 a.m. on 15 September 2022 and shall remain 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 of the Company.**

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

Hong Kong, 24 October 2022

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.