

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 document.



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 that, based on the information currently available to the Company, the final results of the Group for the year ended 31 March 2014 is expected to decline significantly as compared to that for the year ended 31 March 2013.

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 (the “SFO”) (Chapter 571 of the Laws of Hong Kong) (the “Inside Information Provisions”).

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 a preliminary assessment by the Company’s management according to the Group’s latest unaudited consolidated management accounts and the information currently available to the Company, the final results of the Group for the year ended 31 March 2014 (the “Financial Year”) is expected to decline significantly as compared to that for the year ended 31 March 2013. Such decline was primarily due to a substantial decrease in fair value gains arising from revaluations of the

investment properties of the Group and its associated companies.

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 consolidated financial results of the Group for the Financial Year. The contents contained in this announcement are 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 final results announcement of the Company for the Financial Year which is expected to be published in late June 2014.

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, 9 April 2014

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, Messrs John Ho and Ng Kwok Tung as Non-executive Directors and Messrs Lam Hon Keung, Keith, Chan Woon Kong and Soo Hung Leung, Lincoln as Independent Non-executive Directors.