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**翠華集團®**

**TSUI WAH GROUP**

**Tsui Wah Holdings Limited**

**翠華控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1314)**

## **INSIDE INFORMATION ANNOUNCEMENT**

### **PROFIT ALERT**

This announcement is made by Tsui Wah Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Directors**” and the “**Board**”, respectively) informs the shareholders of the Company (the “**Shareholders**”) and the potential investors that based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2022 (the “**Interim Period**” and the “**Management Accounts**”, respectively) and the information currently available to the Board, the Group expects to record an unaudited profit attributable to owners of the Company of not more than HK\$42.0 million for the Interim Period as compared to a loss attributable to owners of the Company of approximately HK\$30.4 million recorded by the Group for the six months ended 30 September 2021. Such expected profit for the Interim Period was primarily due to the completion of the very substantial disposal of certain properties of the Group in Hong Kong as disclosed in the announcements of the Company dated 14 April 2022 and 24 June 2022 and the circular of the Company dated 27 May 2022.

The Company is still in the process of finalizing the financial results of the Group for the Interim Period. The information contained in this announcement is only based on the preliminary review and analysis of the Management Accounts and the information currently available to the Group and is not based on any figures or information audited or reviewed by the Company's independent auditor or reviewed by the audit committee of the Board, and may be subject to amendments. As such, the above information is provided for the reference of the Shareholders and potential investors reference only. The Shareholders and potential investors are advised to read carefully the interim results announcement of the Company to be published in late November 2022.

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

By order of the Board  
**Tsui Wah Holdings Limited**  
**LEE Yuen Hong**  
*Chairman and Executive Director*

Hong Kong, 21 November 2022

*As at the date of this announcement, the Board comprises the following members: (a) Mr. LEE Yuen Hong (Chairman), Mr. LEE Kun Lun Kenji (Group Chief Executive Officer) and Ms. LEE Yi Fang as Executive Directors; (b) Mr. CHENG Chung Fan and Mr. WONG Chi Kin as non-executive Directors; and (c) Mr. GOH Choo Hwee, Mr. TANG Man Tsz and Mr. YIM Kwok Man as independent Non-executive Directors.*