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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

POSITIVE 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 “**Director(s)**” and the “**Board**”, respectively) would like to inform 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 year ended 31 March 2023 (the “**Year**” and the “**Unaudited Consolidated Management Accounts**”, respectively) and the information currently available to the Board, the Group is expected to record a profit attributable to the equity Shareholders in a sum ranging from HK\$50 million to HK\$60 million for the Year (the “**Expected Profit**”) compared to a loss of approximately HK\$118.3 million for the year ended 31 March 2022. The Expected Profit was primarily due to the completion of the very substantial disposal of certain properties of the Group in Hong Kong as disclosed in the circular of the Company dated 27 May 2022 and its announcement dated 24 June 2022 as well as an increase of diners during the second half of the Year as a result of the recovery from the negative impact of the novel coronavirus disease 2019.

The Company is still in the process of finalizing the financial results of the Group for the Year. The information contained in this announcement is only based on the preliminary review and analysis of the Unaudited Consolidated 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, and may be subject to amendments. As such, the above information is provided for the reference of the Shareholders and potential investors only. The Shareholders and potential investors are advised to read carefully the annual results announcement of the Company to be published by the end of June 2023.

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, 20 June 2023

As at the date of this announcement, the Board comprises the following eight 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.*