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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 its potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2023 (the “**Period**” 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 owners of the Company of about HK\$7 million for the Period (the “**Expected Profit**”). The Expected Profit was mainly attributable to the rebound of China and Macau business as a result of the recovery from the negative impact of the novel coronavirus disease 2019. Despite that the Group recorded a profit attributable to the owners of the Company in the sum of approximately HK\$40.9 million for the six months ended 30 June 2022, the Group would have recorded a loss of approximately HK\$43.3 million if the gain on disposal of certain properties of the Group in Hong Kong as disclosed the circular of the Company dated 27 May 2022 had not been taken into account.

The Company is still in the process of finalizing the financial results of the Group for the Period. 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 may be subject to amendments. As such, the above information is provided for the Shareholders' and potential investors' reference only. The Shareholders and potential investors are advised to read carefully in the interim results announcement of the Company to be published on 24 November 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, 21 November 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.*