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漢國置業有限公司 Hon Kwok Land Investment Company, Limited

(Incorporated in Hong Kong with limited liability)

(Stock Code: 160)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the shareholders of the Company and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2024 and information currently available to the Board, the Group's profit attributable to owners of the Company is expected to be less than HK\$10 million for the year ended 31 March 2024, as compared to the profit attributable to owners of the Company of approximately HK\$153.4 million for the year ended 31 March 2023.

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

This announcement is made by Hon Kwok Land Investment Company, Limited (the "Company", together with its subsidiaries, the "Group") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and the Inside Information Provisions (as defined in the Listing Rules) 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 and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2024, the Group's profit attributable to owners of the Company for the year ended 31 March 2024 is expected to be less than HK\$10 million, as compared to the profit attributable to owners of the Company of approximately HK\$153.4 million for the year ended 31 March 2023.

The Board considers that the expected decrease in profit was mainly due to :

- (1) The fair value losses of approximately HK\$140 million arising from the revaluation of the Group's investment properties as at 31 March 2024 as compared to the fair value gain of HK\$43.0 million on investment properties in the last corresponding year.

Such fair value losses are non-cash in nature and will not affect the overall financial position of the Group.

- (2) Increase in finance costs of the Group which was primarily due to the rapid increase in bank borrowing interest rates in Hong Kong.

The Company is still in the process of finalizing the consolidated annual results of the Group for the year ended 31 March 2024. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the year ended 31 March 2024 and the information currently available to it, which was neither reviewed by the Company's audit committee nor audited by the Company's auditor. Shareholders of the Company and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 March 2024, which is expected to be published in late June 2024.

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

By Order of the Board
James Sing-Wai Wong
Chairman

Hong Kong, 13 June 2024

At the date of this announcement, the directors of the Company are Mr. James Sing-Wai Wong (Chairman), Mr. Xiao-Ping Li, Mr. Philip Bing-Lun Lam and Mr. Donald Yin-Shing Lam as executive directors; Dr. Emily Yen Wong as non-executive director; and Ms. Janie Fong, Mr. David Tak-Wai Ma, Mr. James C. Chen and Mr. Raymond Ming-Joe Chow as independent non-executive directors.