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YU TAK INTERNATIONAL HOLDINGS LIMITED
御德國際控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 08048)

SUPPLEMENTAL ANNOUNCEMENT
IN RELATION TO THE ANNUAL REPORT OF THE COMPANY
FOR THE YEAR ENDED 31 DECEMBER 2022

Reference is made to the annual report of Yu Tak International Holdings Limited (the “**Company**”), together with its subsidiaries (collectively the “**Group**”) for the year ended 31 December 2022 published by the Company on 21 April 2023 (the “**Annual Report**”). Unless otherwise specified, capitalised terms used herein shall have the same meaning as those defined in the Annual Report.

Further to the information disclosed in the section “SIGNIFICANT INVESTMENT, MATERIAL ACQUISITION OR DISPOSAL OF SUBSIDIARIES” on Page 9 of the Annual Report 2022, the Company wishes to provide the shareholders of the Company and the potential investors with the supplemental information regarding the significant investment as at 31 December 2022.

SIGNIFICANT INVESTMENT

As at 31 December 2022 and 2021, the Company was holding through its wholly owned subsidiary, Excel SSL Investment Limited (志鴻松山湖投資有限公司), a limited liability company incorporated in Hong Kong, 10% of the equity interest in 東莞志鴻匯創金融孵化有限公司 (the “**Project Company**”), an unlisted private entity established in the PRC which engaged in development, property leasing and property management of its own developed properties (the “**Project**”) at Songshan Lake, Dongguan.

The Project comprised land parcels of approx. 137,000 sqm in total and could be developed into properties of total gross floor area of approx. 240,000 sqm for lease. As at 31 December 2022, approx. 167,000 sqm of properties were completed and were either leased or in conditions available for lease. The remaining area of approx. 73,000 sqm under construction were expected to be completed in 2023.

The Company's 10% equity interest (the "**Investment**") in the Project Company was allotted by other equity shareholders of the Project Company at nil cost in exchange for the Company's efforts in negotiation with the local government for gaining the Project. The strategy of the Group was holding the Investment for returns by future potential profit distributions made by the Project Company.

The Investment was recognised in the Consolidated Statement of Financial Position of the Group as Other Financial Assets. No dividend had ever been received from the Project Company. As at 31 December 2021, based on the valuation of an independent valuer, its fair value was HK\$ 23,776,000 (approx. 18% of the Group's total assets value). As at 31 December 2022, the Investment was re-valued by the independent valuer to HK\$24,487,000 (approx. 20% of the Group's total assets value) based on progress of the project and latest market conditions that a gain in fair value of HK\$711,000 (2021: HK\$1,138,000) was included in Other Comprehensive Income.

Save as disclosed above, as at 31 December 2022, the Group has no other significant investment accounting for more than 5% of the Group's total assets.

The above additional information does not affect other information contained in the Annual Report, and save as disclosed in this announcement, the contents of the Annual Report remain unchanged.

By Order of the Board of
Yu Tak International Holdings Limited
Li Xia
Chairman

Hong Kong, 28 June 2023

As at the date of this announcement, the Board comprises three executive Directors, namely, Ms. Li Xia, Mr. Chong Yu Ping, and Mr. Chen Yin and three independent non-executive Directors, namely, Mr. Poon Hon Yin, Ms. Na Xin and Ms. Zhao Xia Xia.

*This announcement, for which the directors (the "**Directors**") of Yu Tak International Holdings Limited (the "**Company**") collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief:– (1) the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive; and (2) there are no other matters the omission of which would make any statement herein or this announcement misleading.*

This announcement will remain on the "Latest Company Announcements" page of the GEM website at <http://www.hkgem.com> for at least seven days from the date of its publication and on the website of the Company at www.hkjeweltry.net.