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**PAK FAH YEOW INTERNATIONAL LIMITED**

**白花油國際有限公司\***

*(Incorporated in Bermuda with limited liability)*

*(Stock Code: 239)*

**PROFIT WARNING**

This announcement is made pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the SFO.

Based on preliminary assessment of the management accounts of the Group, the Board wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a decrease of approximately 70% in the consolidated net profit attributable to the owners of the Company for the six months ended 30 June 2018 as compared to the same corresponding period in 2017.

**Shareholders of the Company and potential investors should exercise caution when dealing in shares of the Company.**

This announcement is made by Pak Fah Yeow International 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 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”).

Further to the announcement of the Company dated 18 July 2018 in respect of profit warning and business update (the “Announcement”) and based on preliminary assessment of the management accounts of the Group, the board of directors (the “Board”) of the Company wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a decrease of approximately 70% in the consolidated net profit attributable to the owners of the Company for the six months ended 30 June 2018 as compared to the published consolidated net profit attributable to the owners of the Company of HK\$50.2 million for the same

\* for identification purpose only

corresponding period in 2017. The Board considers that the expected decrease was mainly attributable to (1) a significant decrease in the sales revenue of Hoe Hin products for the six months ended 30 June 2018 of not less than 40% as compared to the sales of Hoe Hin products of HK\$74.4 million of the corresponding period in 2017, which was mainly due to reasons as mentioned in the Announcement; and (2) a decrease in the unrealised fair value gain on the Group's investment properties of approximately 40% as compared to the unrealised fair value gain of HK\$22.3 million of the corresponding period in 2017 due to assessment of property valuation.

The information contained in this announcement is only based on preliminary assessment performed by the Board with reference to the Group's management accounts and information currently available to the Company and has not been reviewed by the Company's auditor and the audit committee, and may be subject to amendments.

The interim results announcement of the Company for the six months ended 30 June 2018 is expected to be published before the end of August 2018.

**Shareholders of the Company and potential investors should exercise caution when dealing in shares of the Company.**

By Order of the Board  
**Pak Fah Yeow International Limited**  
**GAN Wee Sean**  
*Chairman*

Hong Kong, 6 August 2018

*As at the date of this announcement, the Board comprises: (i) three executive directors, namely Mr. Gan Wee Sean, Mr. Gan Fock Wai, Stephen and Mr. Gan Cheng Hooi, Gavin; (ii) one non-executive director, namely Ms. Gan Fook Yin, Anita; and (iii) three independent non-executive directors, namely Ms. Wong Ying Kay, Ada, Mr. Ip Tin Chee, Arnold and Mr. Leung Man Chiu, Lawrence.*