WAI KEE HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 610)

POSITIVE PROFIT ALERT

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

Based on the Group's estimation, it is expected to record a significant increase in the unaudited consolidated profit attributable to owners of the Company for HY2018 by not less than 150% as compared with that of HK$135 million for HY2017, mainly due to the significant increase in contributions of both Build King and Road King for HY2018, which offset the effect of the increase in operating losses of the construction materials and quarrying segments and the impairment provision in respect of a quarry site for HY2018.

The information contained in this announcement is only based on the Company's preliminary review of the unaudited consolidated management accounts of the Group, which have not been reviewed or audited by the Company's audit committee or auditor. Such information will be subject to finalisation and necessary adjustments. The results of the Group for the six months ended 30th June, 2018 will be announced on 17th August, 2018 and the related Interim Report 2018 will be published thereafter.

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

This announcement is made by Wai Kee Holdings Limited (the "Company") pursuant to the requirements of Rules 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 (Cap. 571, Laws of Hong Kong) (the "SFO") to provide shareholders of the Company and the public with unaudited financial information of the Company and its subsidiaries (collectively the "Group").

Based on the Company's preliminary review of the Group's estimated results in the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2018 ("HY2018"), it is expected to record a significant increase in the unaudited consolidated profit attributable to owners of the Company for HY2018 by not less than 150% as compared with that of HK$135 million for the six months ended 30th June, 2017 ("HY2017"). The increase is mainly due to a significant increase in contribution of Build King Holdings Limited ("Build King", stock code: 240), a Hong Kong listed subsidiary of the Company whose results are reported in the Group's construction segment and a significant increase in contribution of Road King Infrastructure Limited ("Road King", stock code: 1098), a Hong Kong listed associate of the Company, which offset the effect of the increase in operating losses of the construction materials and quarrying segments and the impairment provision in respect of a quarry site described below.

With reference to Build King's positive profit alert announcement dated 8th August, 2018, Build King expects to report the unaudited consolidated profit attributable to owners of Build King for HY2018 (based on the application of the new accounting standard HKFRS 15 "Revenue from Contracts with Customers" with effect from 1st January, 2018) that is more than 2.5 times of the unaudited consolidated profit attributable to owners of Build King of HK$81 million for HY2017 (prepared in accordance with HKAS 18 "Revenue" and HKAS 11 "Construction Contracts"). As the profits for the two periods are determined by applying different standards, certain information may not be directly comparable. Had the new accounting standard not been applied, the unaudited consolidated profit attributable to owners of Build King for HY2018 would have increased only by less than 20%.

With reference to Road King's positive profit alert announcement dated 25th July, 2018, Road King is expected to record a significant increase in the consolidated net profit for HY2018 by not less than 200% over the consolidated net profit of HK$375 million for HY2017. The expected increase in the consolidated net profit for HY2018 is primarily attributable to the significant increase in the average selling price and total gross floor area of properties delivered by Road King during HY2018.

With regard to the other operating segments of the Group, both the construction materials and the quarrying segments performed unsatisfactorily and recorded more losses for HY2018. Due to the severe competition in the respective markets, the market prices of aggregate, concrete and asphalt continue to decline which led to a continued reduction of their profit margins. In addition, the management has assessed the situation and performed impairment assessment on the carrying amounts of property, plant and equipment, and the intangible assets (representing the extraction right of rock reserve and the rehabilitation costs to be incurred) for a quarry site at 30th June, 2018 and considered that their carrying values cannot be fully recovered. Accordingly, impairment of approximately HK$58 million is expected to be made and recognized in profit or loss for HY2018.

Your attention is drawn also to (i) the positive profit alert announcement dated 8th August, 2018 issued by Build King and (ii) the positive profit alert announcement dated 25th July, 2018 issued by Road King.

The Group is still in the process of finalizing the Group's results for the six months ended 30th June, 2018. The information contained in this announcement is only based on the Company's preliminary review of the unaudited consolidated management accounts of the Group, which have not been reviewed or audited by the Company's audit committee or auditor. Such information will be subject to finalisation and necessary adjustments. The results of the Group for the six months ended 30th June, 2018 will be announced on 17th August, 2018 and the related Interim Report 2018 will be published thereafter.

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

By Order of the Board
Wai Kee Holdings Limited
Anriena Chiu Wai Yee
Company Secretary

Hong Kong, 8th August, 2018

As at the date of this announcement, the Board comprises three executive directors, namely Mr. William Zen Wei Pao, Mr. Derek Zen Wei Peu and Miss Anriena Chiu Wai Yee, two non-executive directors, namely Mr. Tsang Yam Pui and Mr. Brian Cheng Chi Ming, and three independent non-executive directors, namely Dr. Steve Wong Che Ming, Mr. Samuel Wan Siu Kau and Mr. Francis Wong Man Chung.