Sandmartin International Holdings Limited
聖馬丁國際控股有限公司 *

(Incorporated in Bermuda with limited liability)
(Stock Code: 482)

PROFIT WARNING
SUPPLEMENTAL ANNOUNCEMENT

This announcement is made by Sandmartin International Holdings Limited (the "**Company**" and together with its subsidiaries, collectively the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcement of the Company dated 6 August 2020 in relation to the profit warning of the Company (the "**Announcement**"). Unless otherwise specified herein, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Board wishes to further inform the shareholders of the Company and potential investors of the Company that, based on the updated information currently available to the Board, including (i) the draft property valuation report prepared by an independent valuer in relation to fair value change on the investment properties of the Group (the "**Valuation**"); and (ii) the preliminary assessment on the expected credit losses of the financial assets of the Group (the "**Preliminary Assessment**") conducted by another independent valuer, the consolidated net loss for the six months ended 30 June 2020 is expected to be approximately HK$3,400,000. The decrease in consolidated net loss when compared with the one disclosed in the Announcement (being not less than HK$14,000,000) was mainly due to (i) increase in fair value of investment properties of the Group as stated in the Valuation; and (ii) reversal of expected credit losses on financial assets based on the Preliminary Assessment.

The information contained in this announcement is only based on the information currently available to the Board and its preliminary assessment on the unaudited consolidated management accounts of the Group, which have not been reviewed by the audit committee of the Company. The Company is finalizing the Group's interim results for the six months ended 30 June 2020. The interim results for the six months ended 30 June 2020 of the Group is expected to be published on 20 August 2020.

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

By order of the Board
Sandmartin International Holdings Limited
Lau Yau Cheung
Chairman

Hong Kong, 17 August 2020

As at the date of this announcement, the directors of the Company are:

Executive Directors
Mr. Hung Tsung Chin and Mr. Chen Wei Chun

Non-Executive Director
Mr. Kuo Jen Hao

Independent Non-Executive Directors
Mr. Lau Yau Cheung (Chairman), Mr. Li Chak Hung and Mr. Wu Chia Ming

** For identification purpose only*