

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

VISION VALUES HOLDINGS LIMITED

遠見控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 862)

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 Securities and Futures Ordinance.

The Board wishes to inform the Shareholders of the Company and potential investors that the Group is expected to record a significant increase in loss for the six months ended 31 December 2020 compared to the corresponding period in 2019.

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 Vision Values Holdings 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to record a significant increase in loss ranging from approximately HK\$49.0 million to HK\$51.0 million for the six months ended 31 December 2020 (the “**Financial Period**”) compared to the corresponding period in 2019.

Based on the information currently available, the net loss of the Group for the Financial Period is mainly attributable to a decrease in fair value of investment properties. The fair values of the Group’s investment properties as at 31 December 2020 are required to be valued by an independent qualified valuer. Based on the valuer’s preliminary valuation work, a loss on fair value changes of approximately HK\$37.3 million will be recorded for the Financial Period (2019: HK\$6.8 million). The significant change in fair value is mainly due to the unfavourable property market conditions under the COVID-19 pandemic. The fair value

change is a non-cash item and will not affect the cash flow of the Group.

The Company is still in the process of finalising the interim results of the Group for the Financial Period. The information contained in this announcement is a preliminary assessment made by the Board based on information currently available to the Group, including the unaudited consolidated management accounts, which have not been audited or reviewed by the independent auditor or the audit committee of the Company and is subject to adjustments or amendments. Detailed financial information and performance of the Group for the Financial Period will be disclosed in its interim results announcement which is expected to be published on 24 February 2021.

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
Vision Values Holdings Limited
Tang Chi Kei
Company Secretary

Hong Kong, 8 February 2021

As at the date of this announcement, the Board comprises eight Directors, including Mr. Lo Lin Shing, Simon, Mr. Ho Hau Chong, Norman, Ms. Yvette Ong, Mr. Lo, Rex Cze Kei and Mr. Lo, Chris Cze Wai as Executive Directors, Mr. Tsui Hing Chuen, William JP, Mr. Lau Wai Piu and Mr. Lee Kee Wai, Frank as Independent Non-executive Directors.