LUKS GROUP (VIETNAM HOLDINGS) COMPANY LIMITED

陸氏集團（越南控股）有限公司*

(incorporated in Bermuda with limited liability)

(Stock code: 366)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2) 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 and potential investors that the Group is expected to record a decrease in net profit of about 50% for the year ended 31 December 2020 as compared to that of 2019.

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

This announcement is made by Luks Group (Vietnam Holdings) Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) 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 of the Laws of Hong Kong) (the "**SFO**").

Based on the assessment by the management of the Company on the preliminary financial results of the Group for the year ended 31 December 2020, the board (the "**Board**") of directors (the "**Directors**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that the Group is expected to record a decrease in net profit of about 50% for the year ended 31 December 2020 as compared to that of 2019.

The profit decline was mainly attributable to a significant decrease of fair value gain on the investment properties of the Group for the year ended 31 December 2020 as compared to that of 2019; and a substantial decrease in incomes from the Group's cement business in Vietnam and hotel business in Hong Kong, largely due to the impact from the covid-19 virus pandemic situation during the year. Besides, a one-off gain of approximately HK$15.6 million recorded in the year of 2019 from the recovery of deposits on several pieces of land in Vietnam, also contributed to the profit decline for the year ended 31 December 2020 when comparing to that of 2019.

The Company is in the course of finalizing its annual results of the Group for the year ended 31 December 2020. Hence, the information contained in this announcement is only based on the preliminary assessment by the management of the Company on the financial results of the Company currently available, which have not been confirmed or reviewed by the Company's audit committee, nor the Company's auditors, and may be subject to further adjustments.

Details of the Group's financial results and performance will be disclosed in the annual results announcement of the Company for the year ended 31 December 2020, which will be published on 31 March 2021.

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

By Order of the Board
Luks Group (Vietnam Holdings) Co. Ltd.
Martin Fan
Company Secretary

Hong Kong, 15 March 2021

As at the date of this announcement, the Board of Directors comprises Mdm. Cheng Cheung, Mr. Luk Yan, Mr. Luk Fung, Mr. Fan Chiu Tat, Martin and Ms. Luk Sze Wan, Monsie (who are executive directors), and Mr. Liu Li Yuan, Mr. Liang Fang and Mr. Lam Chi Kuen (who are independent non-executive directors).

* For identification purpose only