Radiance Holdings (Group) Company Limited
金輝控股(集團)有限公司
(Incorporated under the laws of the Cayman Islands with limited liability)
(Stock code: 9993)

POSITIVE PROFIT ALERT

This announcement is made by Radiance Holdings (Group) Company 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 Future 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 based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 and information currently available to the Board, the Group is expected:

(i) to record an increase in revenue and net profit over 40% and 80% respectively for the period ended 30 June 2021 as compared to that for the corresponding period in 2020, which was mainly attributable to the increase in the total gross floor area of properties delivered by the Group. In addition, the gains on changes in fair values of investment properties increased due to the newly transferred investment properties during the period;

(ii) that the net gearing ratio[1] will be below 100%, its cash to current borrowings ratio[2] will exceed 1 and its assets to liabilities ratio after excluding receipts in advance[3] will be below 70% as at 30 June 2021.

As the Company is still in the process of preparing and finalising the interim results of the Group for the period ended 30 June 2021, information contained in this announcement is only based on a preliminary assessment by the Company's management team with reference to the unaudited consolidated management accounts of the Group for the period ended 30 June 2021 and information currently available to the Company, which has not been audited or reviewed by the Company's auditor or the audit committee of the Company. Therefore, the above information is subject to adjustments and may be different from the unaudited interim results of the Group. Shareholders and potential investors are advised to read carefully the unaudited consolidated interim results announcement of the Group for the Period, which is expected to be published in August 2021.

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

By order of the Board
Radiance Holdings (Group) Company Limited
Lam Ting Keung
Chairman

Hong Kong, 30 July 2021

As at the date of this announcement, the Board comprises four executive Directors, namely, Mr. Lam Ting Keung, Mr. Lam Yu, Mr. Chen Chaorong and Mr. Huang Junquan and three independent non-executive Directors, namely, Mr. Zhang Huaqiao, Mr. Tse Yat Hong and Mr. Chung Chong Sun.

Note:

1. *Net gearing ratio is calculated by dividing total borrowings (including current and long-term interest-bearing bank and other borrowings, current and long-term proceeds from asset-backed securities, current and long-term senior notes and current and long-term corporate bonds) minus cash and bank balances (including restricted cash, pledged deposits, and cash and cash equivalents) by total equity.*
2. *Cash to current borrowings ratio is calculated by dividing cash and bank balances (including restricted cash, pledged deposits, and cash and cash equivalents) by current borrowings (including current interest-bearing bank and other borrowings, current proceeds from asset-backed securities, current senior notes and current corporate bonds).*
3. *Assets to liabilities ratio after excluding receipts in advance is calculated by dividing total liabilities minus contract liabilities by total assets minus contract liabilities.*