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沪港联合

## HONG KONG SHANGHAI ALLIANCE HOLDINGS LIMITED

滬港聯合控股有限公司

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 1001)**

### POSITIVE PROFIT ALERT

This announcement is made by Hong Kong Shanghai Alliance 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 shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the information currently available to the Board and the preliminary review of the Group’s unaudited consolidated management accounts for the six months ended 30th September 2021 (the “**Period**”), the Group expects to record a profit attributable to owners of the Company of no less than HK\$48 million for the Period, representing a significant increase of no less than 102 times as compared to the correspondence period in 2020.

The Board considers the expected improvement in profit attributable to owners of the Company for the Period is mainly due to, among other things:

- (i) improvement in performance of Construction Materials Business, with its profit before tax increased by over 130%, contributed by an approximately 18.3% increase in order volume of its reinforcing bar processing and assembly plant in Hong Kong, as well as an approximately 12.9% increase in order volume, along with expanding profit margin, for its construction materials distribution business in Hong Kong;
- (ii) improvement in performance of Building and Design Solutions Business, with its profit before tax increased by over 50%, contributed by the notable rebound in renovation projects for commercial buildings and hotels in Hong Kong, as well as successful order fulfillment for key projects in Macau; and
- (iii) based on the latest valuation results as at 30th September 2021, there was no fair value change for the Group’s investment properties during the Period, as compared to a fair value loss of approximately HK\$3.8 million in the same period last year.

The information contained in this announcement has not been reviewed or audited by the Company's auditors, and is only based on the Board's preliminary review of the unaudited consolidated management accounts of the Group for the Period. The Group is still in the course of finalising its accounts, which are subject to further review and assessment by the Board. Therefore, the Group's results for the Period may be different from the information as set out in this announcement. The interim results of the Group for the Period will be published by the Company within the timeframe stipulated under the Listing Rules.

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

On behalf of the Board  
**Hong Kong Shanghai Alliance Holdings Limited**  
**Yao Cho Fai Andrew**  
*Chairman*

Hong Kong, 15th November 2021

*As at the date of this announcement, the Board comprises Mr. Yao Cho Fai Andrew and Mr. Lau Chi Chiu (being the executive directors); Mr. Tam King Ching Kenny, Mr. Xu Lin Bao, Mr. Yeung Wing Sun Mike and Mr. Li Yinquan (being the independent non-executive directors).*