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智富資源投資控股集團有限公司

WISDOM WEALTH RESOURCES INVESTMENT HOLDING GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 7)

PROFIT WARNING

This announcement is made by Wisdom Wealth Investment Holding Group Limited (the “**Company**” and, 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

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, based on the preliminary review of the draft consolidated financial statements of the Group for the year ended 31 December 2020 (the “**Year**”), it is expected to record a significant net loss of approximately HK\$213 million for the Year as compared to the net profit of approximately HK\$677 million for the year ended 31 December 2019. The Board considers that such changes are mainly due to (i) the substantial impairment provisions of approximately HK\$187 million on the Group’s investment properties in the People’s Republic of China and the Republic of Madagascar and (ii) fair value gain of more than approximately HK\$1056 million on the investment properties at Zhanjiang was recorded in year 2019. The decrease in fair value of these investment properties was mainly due to the adverse impact of the COVID-19 coronavirus on the property market and the significant decline in number of tourists in Madagascar.

The Company is still in the course of finalising the audited consolidated annual results of the Group for the Year. The information contained in this announcement is based on the preliminary assessment by the Board with reference to the draft consolidated financial statements of the Group for the Year and the information currently available, which have not been confirmed, reviewed or audited by the Company's auditors or audit committee of the Board and may be subject to adjustments. Detailed financial information of the Group will be disclosed in the annual results announcement of the Group for the year ended 31 December 2020 which is expected to be published on 13 December 2021.

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

By order of the Board
Wisdom Wealth Investment Holding Group Limited
Dr. Hui Chi Ming, G.B.S., J.P.
Chairman

Hong Kong, 1 December 2021

As at the date of this announcement, the Honorary Chairman and Senior Consultant of the Company is Dr. Yukio Hatoyama; the senior consultants of the Company comprise Dr. Wang Tao, Mr. Fu Chenyu and Mr. Lalaharisaina Joelivalerien; the Board comprises seven executive Directors, namely, Dr. Hui Chi Ming, G.B.S., J.P., Mr. Neil Bush, Mr. Cao Yu, Mr. Xu Jun Jia, Mr. Lam Kwok Hing, M.H., J.P., Mr. Nam Kwok Lun and Mr. Hui Ngok Lun; and three independent non-executive Directors, namely, Mr. Ngan Kam Biu, Stanford, Mr. Tam Chak Chi and Mr. Ma Kin Ling.