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TERMBRAY INDUSTRIES INTERNATIONAL (HOLDINGS) LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 00093)

PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The Board wishes to inform the shareholders of the Company and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2021 and the information currently available to the Board, the profit before tax for the year ended 31 December 2021 is expected to be not less than approximately HK\$20 million as compared to the profit before tax for the nine-month period ended 31 December 2020 of approximately HK\$46 million.

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

This announcement is made by Termbay Industries International (Holdings) 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2021 and the information currently available to the Board, the profit before tax for the year ended 31 December 2021 is expected to be not less than approximately HK\$20 million as compared to the profit before tax for the nine-month period ended 31 December 2020 of approximately HK\$46 million.

The decrease in profit before tax of the Group is due to the aggregate effects of:

- (i) one-off effect from the bargain purchase and related expenses arising from the acquisition of aEasy Credit Investment Limited together with its subsidiaries in 2020; and
- (ii) the recognition of fair value losses on investment properties.

The Company is still in the process of preparing and finalising the Group's results for the year ended 31 December 2021. The information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the current unaudited consolidated management accounts of the Group, and is subject to further review by the Board and the auditor of the Company. The Company's shareholders and potential investors are therefore advised to read carefully the annual results announcement of the Company for the year ended 31 December 2021, which is expected to be published on 25 March 2022.

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

By Order of the Board
Termbray Industries International (Holdings) Limited
LEE Lap
Chairman

Hong Kong, 18 March 2022

As at the date of this announcement, the Board comprises:

Executive Directors:

Mr. Lee Lap (*Chairman*)

Mr. Tommy Lee (*Vice Chairman & Chief Executive Officer*)

Mr. Chau Hau Shing

Independent Non-Executive Directors:

Mr. Lo Yiu Hee

Mr. Tong Hin Wor

Mr. Ching Yu Lung