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偉祿集團控股有限公司
REALORD GROUP HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 1196)

PROFIT WARNING

This announcement is made by Realord Group 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the Group’s unaudited consolidated management accounts for the year ended 31 December 2021 (the “**Management Accounts**”), the Group is expected to record a net profit attributable to the Shareholders ranging from HK\$118 million to HK\$123 million for the year ended 31 December 2021 (“**FY2021**”), as compared to a net profit attributable to the Shareholders of approximately HK\$885 million for the year ended 31 December 2020 (“**FY2020**”).

In May 2021, the Group completed the acquisition of The Sincere Company, Limited (“**Sincere**”) (stock code: 244). The results of Sincere were consolidated into the financial statements of the Group and reported as department store segment since then. An operating loss of approximately HK\$19 million from the department store segment was recorded by the Group for FY2021.

The net profit attributable to the Shareholders for FY2021 included a fair value gain (net of deferred tax expenses) of approximately HK\$955 million as resulted from fair value change of the Group's investment properties whereas the corresponding gain in FY2020 was approximately HK\$1,905 million. It is further noted that the FY2021 results included a net exchange loss of the Group as resulted from the translation of the Group's assets and liabilities denominated in Renminbi into Hong Kong dollars of approximately HK\$139 million (FY2020: approximately HK\$319 million). Save for the above, there are no other material items attributing to the decrease in the net profit attributable to the Shareholders for FY2021, as compared to that for FY2020.

The Company is in the process of finalising the audit of the financial results of the Group in respect of FY2021. The information contained in this announcement is based on the Management Accounts. Details of the audited financial information of the Group shall be disclosed in the Company's results announcement for FY2021 which is expected to be published on 31 March 2022.

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

By order of the Board
Realord Group Holdings Limited
Lin Xiaohui
Chairman

Hong Kong, 29 March 2022

As at the date of this announcement, the executive directors of the Company are Dr. Lin Xiaohui, Madam Su Jiaohua and Mr. Lin Xiaodong and the independent non-executive directors of the Company are Mr. Yu Leung Fai, Mr. Fang Jixin and Mr. Ho Chun Chung Patrick.