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*(Incorporated in Bermuda with limited liability)*  
**(Stock Code: 689)**

## **PROFIT WARNING**

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that the Group expects to record a loss attributable to owners of the Company of not more than HK\$25 million for HY2022 as compared to the profit of approximately HK\$18 million recorded for HY2021. The information contained in this announcement is only based on a preliminary assessment by the Board according to the unaudited management accounts of the Group for HY2022 which have not been confirmed or reviewed by the Audit Committee of the Company. The estimated loss for HY2022 may be adjusted subject to the amount of expected credit loss to be provided for the Group's investment in debt instruments which is in the course of being finalised.

Further details of the Group's financial results and performance will be disclosed in the interim results announcement of the Company for HY2022 which is expected to be announced before the end of August 2022.

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

This announcement is made by EPI (Holdings) Limited (the "**Company**"), and together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**").

*\*For identification purpose only*

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 a preliminary review on the unaudited management accounts of the Group for the six months ended 30 June 2022 (“**HY2022**”), the Group expects to record a loss attributable to owners of the Company of not more than HK\$25 million for HY2022 as compared to the profit of approximately HK\$18 million recorded for the six months ended 30 June 2021 (“**HY2021**”). Such turnaround of the Group’s results is mainly due to (i) the recognition of net loss on financial assets at fair value through profit or loss of approximately HK\$1 million (HY2021: net gain of approximately HK\$12 million); (ii) the provision of expected credit loss on debt instruments at fair value through other comprehensive income of approximately HK\$14 million (HY2021: HK\$1 million); and (iii) the decrease in profit contribution from the money lending business to approximately HK\$0.2 million (HY2021: HK\$10 million).

The Company is in the process of finalising the interim results of the Group for HY2022. The information contained in this announcement is only based on a preliminary assessment by the Board according to the unaudited management accounts of the Group for HY2022 which have not been confirmed or reviewed by the Audit Committee of the Company. The estimated loss for HY2022 may be adjusted subject to the amount of expected credit loss to be provided for the Group’s investment in debt instruments which is in the course of being finalised.

Further details of the Group’s financial results and performance will be disclosed in the interim results announcement of the Company for HY2022 which is expected to be announced before the end of August 2022.

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

By Order of the Board  
**EPI (Holdings) Limited**  
**Sue Ka Lok**  
*Executive Director*

Hong Kong, 5 August 2022

*As at the date of this announcement, the Board comprises three Executive Directors, namely Mr. Sue Ka Lok, Mr. Yiu Chun Kong and Mr. Chan Shui Yuen; and three Independent Non-executive Directors, namely Mr. Pun Chi Ping, Ms. Leung Pik Har, Christine and Mr. Kwong Tin Lap.*