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Town Health International Medical Group Limited
康健國際醫療集團有限公司

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock Code: 3886)

UPDATE ON THE FINANCIAL PERFORMANCE
FOR THE YEAR ENDED 31 DECEMBER 2022

This announcement is made by Town Health International Medical Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the provisions of inside information under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company would like to inform the shareholders of the Company and potential investors that, based on the information currently available, it is expected that for the year ended 31 December 2022, the Group will record a consolidated profit in the range of approximately HK\$30 million to HK\$50 million, as compared with the consolidated profit of the Group of approximately HK\$75.1 million recorded for the year ended 31 December 2021. The decrease in consolidated profit was mainly attributable to the combined effects of (i) the share of losses of associates recorded for the year ended 31 December 2022, as compared with the share of profits of associates of approximately HK\$40.5 million recorded for the year ended 31 December 2021; (ii) the fair value loss of the Group’s investment properties recorded for the year ended 31 December 2022, as compared with the fair value gain of the Group’s investment properties of approximately HK\$47.7 million recorded for the year ended 31 December 2021; (iii) the significant decrease in compensation received for the year ended 31 December 2022, as compared with the compensation received from termination of management service agreement by a customer and other related proceeds of approximately HK\$49.3 million for

the year ended 31 December 2021; and (iv) the significant decrease in the expected credit loss recognised on a promissory note recorded for the year ended 31 December 2022, as compared with the expected credit loss recognised on a promissory note of approximately HK\$117.8 million recorded for the year ended 31 December 2021.

The Group is performing assessment and valuation against its relevant assets (including investment properties). Subject to final results of such assessment and valuation being made available to the Group, the Group may record further adjustments to the amounts of relevant assets for the year ended 31 December 2022.

The Company is still in the process of finalising the annual results of the Group for the year ended 31 December 2022. The information contained in this announcement is only a preliminary assessment by the management of the Company and the Board based on figures and information available as at the date hereof and is not based on any figures or information which has been reviewed or audited by the Company's auditors. The finalised annual results of the Group and other details will be disclosed in the annual results announcement for the year ended 31 December 2022 to be published by the Company.

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

By order of the Board
Town Health International Medical Group Limited
Jin Zhaogen
Executive Director and Chief Executive Officer

Hong Kong, 10 February 2023

As at the date of this announcement, the executive Directors are Mr. Jin Zhaogen (Chief Executive Officer), Ms. Zhao Xiangke (Chief Financial Officer), Dr. Wong Chi Kit Nelson, Dr. Law Kwan Kin, Dr. Wong Chun Wa, Mr. Ng Ting Chi, Ms. Yao Yuan, Ms. Lau Wai Yee, Susanna, Dr. Tsang Wah Tak, Kenneth (Deputy Chairman), Mr. Shiu Shu Ming and Mr. Liu Gefeng (Deputy Chairman); the non-executive Directors are Mr. Kong Dechang (Chairman) and Mr. Hou Jun; and the independent non-executive Directors are Mr. Ho Kwok Wah, George, MH, Mr. Yu Xuezhong, Dr. Xu Weiguo, Mr. Chui Tsan Kit, Mr. Han Wenxin, Mr. Hung Hing Man and Mr. Tang Chi Kong.