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# 漢國置業有限公司

## Hon Kwok Land Investment Company, Limited

(Incorporated in Hong Kong with limited liability)

(Stock Code: 160)

### POSITIVE PROFIT ALERT

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

The Board wishes to inform the shareholders of the Company and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2023 and information currently available to the Board, the Group is expected to record an increase in profit attributable to owners of the Company for the year ended 31 March 2023 by approximately 70%, as compared to the profit attributable to owners of the Company of approximately HK\$91.7 million for the year ended 31 March 2022.

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

This announcement is made by Hon Kwok Land Investment Company, 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 "SFO").

The board of directors of the Company (the "Board") wishes to inform the shareholders of the Company and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2023, the Group is expected to record an increase in profit attributable to owners of the Company for the year ended 31 March 2023 by approximately 70% as compared to the profit attributable to owners of the Company of approximately HK\$91.7 million for the year ended 31 March 2022.

The Board considers that the expected increase in profit was primarily due to :

- (1) Decrease in fair value loss recorded from the revaluations of the Group's investment properties as at 31 March 2023 as compared to the fair value loss on investment properties in the last corresponding year.
- (2) Recognition of fair value gain on the Group's development properties in Guangzhou, Mainland China, upon transferring the commercial/office building held for generating rental income from development property to investment property at the completion stage.

The Company is still in the process of finalizing the consolidated annual results of the Group for the year ended 31 March 2023. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the year ended 31 March 2023 and the information currently available to it, which was neither reviewed by the Company's audit committee nor audited by the Company's auditor. Shareholders of the Company and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 March 2023, which is expected to be published in late June 2023.

**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  
**James Sing-Wai Wong**  
*Executive Director*

Hong Kong, 15 June 2023

*At the date of this announcement, the directors of the Company are Dr. James Sai-Wing Wong (Chairman), Mr. James Sing-Wai Wong, Mr. Xiao-Ping Li and Mr. Philip Bing-Lun Lam as executive directors; and Ms. Janie Fong, Mr. David Tak-Wai Ma and Mr. James C. Chen as independent non-executive directors.*