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**WING ON COMPANY INTERNATIONAL LIMITED**

**永安國際有限公司**

(Incorporated in Bermuda with limited liability)

(Stock code: 289)

**POSITIVE PROFIT ALERT  
FOR THE SIX MONTHS ENDED 30 JUNE 2023**

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 Securities and Futures Ordinance.

The Board would like to inform the Shareholders and potential investors that, based on the preliminary review of the unaudited consolidated management accounts for the six months ended 30 June 2023 currently available to the management, the Group expects to record a profit attributable to Shareholders of approximately HK\$272.8 million for the six months ended 30 June 2023 as compared to a loss of HK\$106.4 million for the six months ended 30 June 2022.

The Group also expects to record an underlying profit attributable to Shareholders, which excludes the unrealised net valuation gain on the Group's investment properties and related deferred tax thereon, for the six months ended 30 June 2023 in the amount of approximately HK\$262.4 million as compared to an underlying loss of HK\$54.8 million for the six months ended 30 June 2022.

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

This announcement is made by Wing On Company International Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) 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 (Cap.571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) would like to inform the shareholders of the Company (“**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts for the six months ended 30 June 2023 currently available to the management, the Group expects to record a profit attributable to Shareholders of approximately HK\$272.8 million for the six months ended 30 June 2023 as compared to a loss of HK\$106.4 million for the six months ended 30 June 2022. Such substantial increase is mainly attributable to the gain of HK\$93.0 million from the Group's investment portfolio for the six months ended 30 June 2023 as compared to the loss of HK\$190.4 million for the corresponding period in 2022, and the unrealised net valuation gain of approximately HK\$13.8 million on the Group's investment properties for the six months ended 30 June 2023 as compared to the net valuation loss of HK\$51.9 million for the corresponding period in 2022.

The Group also expects to record an underlying profit attributable to Shareholders, which excludes the unrealised net valuation gain on the Group's investment properties and related deferred tax thereon, for the six months ended 30 June 2023 in the amount of approximately HK\$262.4 million as compared to an underlying loss of HK\$54.8 million for the six months ended 30 June 2022.

The Board believes that the expected net increase in the Group's underlying profit attributable to Shareholders for the period is primarily due to the following factors:

(1) Investment in trading securities

The Group is expected to record a gain from its investment portfolio, which was mainly the unrealised gain due to remeasurement to fair value of trading securities, of approximately HK\$93.0 million for the six months ended 30 June 2023 as compared to a loss of HK\$190.4 million for the six months ended 30 June 2022. At 30 June 2023, the Group's investment portfolio amounted to HK\$1,833.2 million (at 31 December 2022: HK\$1,673.3 million).

(2) Property investments

The Group's property income is expected to be approximately HK\$192.2 million for the six months ended 30 June 2023 as compared to HK\$218.9 million for the six months ended 30 June 2022. The operations of the Group's properties in Hong Kong remained fairly stable during the period. However the performance of the Group's properties in Melbourne, Australia was adversely affected by the reduced occupancy rate and weak tenant demand for office space. During the six months ended 30 June 2023, the Group wrote-off a total sum of HK\$11.7 million for the irrecoverable rents and landlord's lease incentives relating to an insolvent tenant.

(3) Department stores operation

The Group's department stores operation is expected to record a profit of approximately HK\$4.7 million for the six months ended 30 June 2023 as compared to a loss of HK\$19.2 million for the six months ended 30 June 2022. With the gradual resumption of social and economic activities in Hong Kong, the Group was able to maintain its normal department stores operating hours throughout the period under review and achieved a growth in sales revenue and operating profit. During the six months ended 30 June 2022, the Group's department stores operation recorded wage subsidy from the Government's 2022 Employment Support Scheme of HK\$8.2 million. There was no such subsidy during the period under review.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2023 and expects to release its interim results announcement for the six months ended 30 June 2023 in late August 2023. The information contained in this announcement is only a preliminary assessment made by the management of the Company based on the unaudited consolidated management accounts of the Group up to 30 June 2023, and is not based on any figures or information which have been confirmed or reviewed by the auditor or the audit committee of the Company. The Group's actual results for the six months ended 30 June 2023 may differ from the information contained in this announcement.

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

By Order of the Board  
**Karl C. Kwok**  
Chairman

Hong Kong, 2 August 2023

As at the date of this announcement, the executive directors of the Company are Mr. Karl C. Kwok (Chairman), Mr. Lester Kwok (Deputy Chairman and Chief Executive Officer), Dr. Bill Kwok and Mr. Mark Kwok, and the independent non-executive directors are Miss Maria Tam Wai Chu, Mr. Leung Wing Ning and Mr. Nicholas James Debnam.