WING ON COMPANY INTERNATIONAL LIMITED
永安國際有限公司
(Incorporated in Bermuda with limited liability)
(Stock Code: 289)

PROFIT ALERT – REDUCTION IN LOSS FOR THE SIX MONTHS ENDED 30 JUNE 2026

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 (Chapter 571 of the Laws of Hong Kong).

The Board of the Company would like to inform the Shareholders and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 currently available to the management, the Group expects to record a loss attributable to Shareholders of approximately HK$91.4 million for the six months ended 30 June 2026 as compared to a loss of HK$150.3 million for the six months ended 30 June 2025.

The Group also expects to record a decrease of approximately 41.7% in underlying profit attributable to Shareholders, which excludes the net valuation loss on the Group's investment properties and related deferred tax thereon, to approximately HK$187.1 million for the six months ended 30 June 2026 from HK$321.2 million for the six months ended 30 June 2025.

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 (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company 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 of the Group for the six months ended 30 June 2026 currently available to the management, the Group expects to record a loss attributable to Shareholders of approximately HK$91.4 million for the six months ended 30 June 2026 as compared to a loss of HK$150.3 million for the six months ended 30 June 2025. Such reduction in loss is mainly attributable to the valuation loss on the Group's investment properties of approximately HK$323.9 million for the six months ended 30 June 2026 as compared to the net valuation loss of HK$470.5 million for the corresponding period in 2025; and a gain from the Group's investment portfolio of approximately HK$90.4 million for the six months ended 30 June 2026 as compared to HK$219.8 million for the six months ended 30 June 2025.

The Group also expects to record a decrease of approximately 41.7% in underlying profit attributable to Shareholders, which excludes the net valuation loss on the Group's investment properties and related deferred tax thereon, to approximately HK$187.1 million for the six months ended 30 June 2026 from HK$321.2 million for the six months ended 30 June 2025.

The Group expects to record a reduced gain from its investment portfolio of approximately HK$90.4 million for the six months ended 30 June 2026 as compared to HK$219.8 million for the six months ended 30 June 2025.

The Group's net income from its investment properties in Hong Kong and Melbourne, Australia is expected to decrease by approximately 6.4% to approximately HK$150.0 million for the six months ended 30 June 2026 from HK$160.3 million for the six months ended 30 June 2025, due mainly to the rental support provided to its department store subsidiary.

The Group's department stores operation is expected to record a loss of approximately HK$23.1 million for the six months ended 30 June 2026 as compared to a loss of HK$38.5 million for the six months ended 30 June 2025, due mainly to the rental reduction of HK$11.6 million provided to the department store subsidiary.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2026 and expects to release its interim results announcement for the six months ended 30 June 2026 in late August 2026. The information contained in this announcement is only a preliminary assessment based on the unaudited consolidated management accounts of the Group and other information currently available to the management, which have been neither audited nor reviewed by the Company's auditor or the audit committee.

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

By Order of the Board
Kwok Chi Leung Karl
Chairman

Hong Kong, 5 August 2026

As at the date of this announcement, the executive directors of the Company are Mr. Kwok Chi Leung Karl (Chairman), Mr. Kwok Chi Hang Lester (Deputy Chairman and Chief Executive Officer), Dr. Kwok Chi Piu Bill and Mr. Kwok Chi Yat; the independent non-executive directors of the Company are Mr. Leung Wing Ning, Mr. Nicholas James Debnam and Ms. Tsoi Siu Ting Annie; and the alternate directors of the Company are Mr. Kwok Stuart Wing-ching (alternate director to Mr. Kwok Chi Leung Karl), Mr. Kwok Wing Tai Dennis (alternate director to Mr. Kwok Chi Hang Lester), Mr. Kwok Kendrick Wing-kay (alternate director to Dr. Kwok Chi Piu Bill) and Mr. Kwok Gareth Wing-sien (alternate director to Mr. Kwok Chi Yat).