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WAH HA REALTY COMPANY LIMITED
(Incorporated in Hong Kong with Limited Liability)
(Stock Code: 278)

POSITIVE PROFIT ALERT

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

The Board wishes to inform the Shareholders and potential investors that, based on the Board's preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2018 and other information currently available to the Company, the profit attributable to equity holders of the Company for the year ended 31 March 2018 is expected to increase significantly by around 2.3 times as compared to HK\$77,347,719 for the year ended 31 March 2017.

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

This announcement is made by Wah Ha Realty Company 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 under 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 (the “Shareholders”) and potential investors that, based on the Board’s preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2018 and other information currently available to the Company, the profit attributable to equity holders of the Company for the year ended 31 March 2018 is expected to increase significantly by around 2.3 times as compared to HK\$77,347,719 for the year ended 31 March 2017. Such increase was primarily attributable to (i) a profit derived from the disposal of the Company’s entire shareholding in an associated company, (ii) an increase in the aggregate fair value gains arising from revaluation of the investment properties of the Group and its associated companies and (iii) an exchange gain arising from the appreciation of Renminbi for the year ended 31 March 2018, as compared to an exchange loss for the year ended 31 March 2017.

The Company is still in the process of finalizing the annual results of the Group for the year ended 31 March 2018. The information contained in this announcement is only based on the information currently available to the Company and the Board’s preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2018, which have not been audited or reviewed by the Company’s auditor or audit committee. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 March 2018 which is expected to be published in late June 2018.

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

On behalf of the Board
Wah Ha Realty Company Limited
Cheung Kee Wee
Chairman

Hong Kong, 19 April 2018

As at the date of this announcement, the Board comprises Messrs Cheung Kee Wee, Cheung Lin Wee and Cheung Ying Wai, Eric as Executive Directors, Mr. Ng Kwok Tung as Non-executive Director and Messrs Lam Hon Keung, Keith, Chan Woon Kong and Au-Yang Cheong Yan, Peter as Independent Non-executive Directors.