

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



華廈置業有限公司
WAH HA REALTY COMPANY LIMITED

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

**SUPPLEMENTAL ANNOUNCEMENT TO
ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2023**

Reference is made to the annual report of Wah Ha Realty Company Limited (the “**Company**”) for the year ended 31 March 2023 (the “**2023 Annual Report**”). Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the 2023 Annual Report.

The board of directors of the Company (the “**Board**”) would like to provide additional information in respect of the Group’s investments in associated companies as disclosed in the 2023 Annual Report as follows:

As at 31 March 2023, the Group held investments in associated companies of HK\$803.7 million which represented 59.9% of the Company’s total assets. Details of the associated companies were listed in Note 16 of the Notes to the Consolidated Financial Statements set out on pages 106 to 111 of the 2023 Annual Report. The businesses of the associated companies are property development and investment. As disclosed in the section “Management Discussion and Analysis” and the aforesaid Note 16 in the 2023 Annual Report, the contribution of the associated companies to the Group’s profit attributable to equity holders was HK\$11.7 million after the fair value losses of HK\$13.7 million recorded from the revaluations of the investment properties held by the associated companies.

The following table provides a breakdown of the Group's significant investments in associated companies (including any investment in any investee company with a value of 5% or more of the Group's total assets as at 31 March 2023):

	As at 31 March 2023		
	<u>Cost of Investment</u> HK\$	<u>Carrying Value</u> HK\$ million	<u>Size relative to total assets</u> %
Daily Eagle Development Limited	1	374.3	27.92
Hinquand Enterprises Limited	5,000	132.7	9.90
Remadour Estate Limited	2,500	115.2	8.59
Total		<u>622.2</u>	<u>46.41</u>
		=====	=====

The Group maintained a prudent investment strategy for the significant investments listed above which is held for long term purpose. The Group's recent strategic planning is mainly to hold and secure the profits derived therefrom, and leveraging on the experience gained by our long established associated companies during the past economic downturn, the Group is confident that such approach can assist in tackling the problems arising from the current weak property market.

The above additional information does not affect other information contained in the 2023 Annual Report.

CONTINUED SUSPENSION OF TRADING

Trading in the shares of the Company (the "Shares") has been suspended with effect from 9:00 a.m. on 15 September 2022. The resumption of trading in the Shares is subject to the Company's satisfaction of all resumption guidance set out by the Stock Exchange, remediation of the issues causing the trading suspension and full compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). Trading in the Shares remains suspended until further notice. Further announcement(s) will be made by the Company as and when appropriate and in compliance with the requirements under the Listing Rules.

By Order of the Board

WAH HA REALTY COMPANY LIMITED

Cheung Kee Wee

Chairman

Hong Kong, 29 November 2023

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 Chan Woon Kong, Chan Wing Tat and Kok Lap Seng as Independent Non-executive Directors.