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偉祿集團控股有限公司
REALORD GROUP HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 1196)

PROFIT WARNING

This announcement is made by Realord Group Holdings 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 Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders of the Company and potential investors that based on the consolidated management accounts of the Group for the six months ended 30 June 2019 (the “**Management Accounts**”) and the information currently available to the management of the Group, it is expected to record a net profit attributable to the shareholders of the Company of approximately HK\$44 million for the six months ended 30 June 2019 (“**1H2019**”), representing a decrease of approximately 87% as compared to that of the six months ended 30 June 2018 (“**1H2018**”).

The decrease was mainly attributable to (i) a loss of approximately HK\$83 million on the disposal of listed securities investments held by the Group; (ii) increase in finance costs of approximately HK\$118 million; and (iii) decrease in the net exchange gain of approximately HK\$145 million, the aggregate effect of which is partly offset by the increase in the fair value gain on the investment properties of the Group of approximately HK\$91 million. The loss on disposal of listed securities investment during 1H2019 represented a reversal of all accumulated unrealised fair value gain on such investments recognised in prior periods. The total net realised gain on this investment over the years was approximately HK\$9.9 million. The finance costs in 1H2018 was mainly attributable to the 2-month interest expenses of the bank borrowings and promissory notes (the “**Promissory Notes**”) for financing the acquisition of investment properties of the Group completed in April 2018. In 1H2019, the Promissory Notes had been repaid by a new bank borrowing obtained by the Group and the increase

in finance costs in 1H2019, as compared to that of 1H2018, was mainly attributable to the 6-month interest expenses of the bank borrowings of the Group during the period. The net exchange gain in 1H2018 and 1H2019 was mainly arisen from the depreciation of Renminbi (“**RMB**”) against Hong Kong dollars (“**HK\$**”) which drove down the liabilities of the Company denominated in RMB upon translation to HK\$. The decrease in this gain in 1H2019 was mainly due to the decrease in the amount of the RMB-denominated liabilities of the Company as compared to that in 1H2018.

As the Group is still in the process of finalising the results for the six months ended 1H2019, the abovementioned information is only based on the Management Accounts and has not been audited or reviewed by the Company’s auditors.

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
Realord Group Holdings Limited
Lin Xiaohui
Chairman

Hong Kong, 23 August 2019

As at the date of this announcement, the executive directors of the Company are Dr. Lin Xiaohui, Madam Su Jiaohua and Mr. Lin Xiaodong and the independent non-executive directors of the Company are Mr. Yu Leung Fai, Mr. Fang Jixin and Dr. Li Jue.