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WINFULL GROUP HOLDINGS LIMITED  
宏輝集團控股有限公司

*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock Code: 183)**

## **POSITIVE PROFIT ALERT**

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

The Board wishes to inform the shareholders of the Company and potential investors that, based on a preliminary review of the Group’s unaudited consolidated management accounts for the year ended 30 June 2021, it is expected that the Group is likely to record a consolidated profit attributable to the owner of the Company for the year ended 30 June 2021 as compared to the consolidated loss attributable to the owner of the Company for the year ended 30 June 2020.

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

This announcement is made by Winfull Group Holdings Limited (the “**Company**” and 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 (the “**Listing Rules**”) and the Inside Information Provision (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, 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 a preliminary review of the Group’s unaudited consolidated management accounts for the year ended 30 June 2021 (the “**Year**”), it is expected that the Group is likely to record a net profit before income tax in the consolidated financial results of the Company for the Year within the range of HK\$30 million to HK\$40 million as compared to the loss before income tax in the consolidated financial results of the Company for the year ended 30 June 2020 of approximately HK\$154 million. The Board considers that such changes are mainly due to the following profit being recorded for the Year:

- (1) fair value gain of investment properties; and
- (2) reversal of impairment on properties held for trading.

The Company is still in the process of finalising the results of the Group for the Year. The information contained in this announcement is only a preliminary assessment by management of the Company based on information currently available to the Board, including the Group’s unaudited consolidated management account for the Year, and is not based on any figures or information which have been audited or reviewed by the Company’s auditor.

**Shareholders and potential investors are advised to exercise caution in dealing in the shares of the Company. The annual results of the Company for the Year will be released in due course.**

By order of the Board  
**Winfull Group Holdings Limited**  
**Pong Wilson Wai San**  
*Executive Director*

Hong Kong, 21 September 2021

*As at the date of this announcement, the Company’s executive directors are Mr. Pong Wilson Wai San and Mr. Lee Wing Yin, the Company’s non-executive director is Mr. Lai Hin Wing, Henry and the Company’s independent non-executive directors are Mr. Koo Fook Sun, Louis, Ms. Yeung Wing Yan, Wendy and Mr. Lung Hung Cheuk respectively.*