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LUKS GROUP (VIETNAM HOLDINGS) COMPANY LIMITED

陸氏集團（越南控股）有限公司*

(incorporated in Bermuda with limited liability)

(Stock code: 366)

PROFIT WARNING

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.

The Board wishes to inform the Shareholders and potential investors that the Group is expected to record a decrease in net profit for over 40% for the six months ended 30 June 2022 as compared to the corresponding period of 2021.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

This announcement is made by Luks Group (Vietnam Holdings) 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the “**SFO**”).

Based on the preliminary assessment by the management of the Company on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 (the “**Management Accounts**”), the board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to record a decrease in net profit for over 40% for the six months ended 30 June 2022 as compared to the corresponding period of 2021.

The profit decline was mainly attributable to a loss recorded from the Group's cement business in Vietnam for the period, largely affected by the substantial increase in coal price during the period, when comparing to a profit recorded for the same period last year. The rental income of the Saigon Trade Center also recorded a decline, whereas the hotel business in Hong Kong recorded an increase during the period when comparing to the corresponding period in 2021.

The Company is in the course of finalizing its unaudited consolidated interim results of the Group for the six months ended 30 June 2022. Hence, the information contained in this announcement is only based on the preliminary assessment by the management of the Company on the Management Accounts, which have not been confirmed or reviewed by the Company's audit committee and may be subject to further adjustments.

Details of the Group's financial results and performance will be disclosed in the unaudited results announcement of the Company for the six months ended 30 June 2022, which will be published on 31 August 2022. Shareholders and potential investors are advised to read the Group's interim results announcement carefully.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Luks Group (Vietnam Holdings) Co. Ltd.
Martin Fan
Company Secretary

Hong Kong, 12 August 2022

As at the date of this announcement, the Board of Directors comprises Mdm. Cheng Cheung, Mr. Luk Yan, Mr. Luk Fung, Mr. Fan Chiu Tat, Martin and Ms. Luk Sze Wan, Monsie (who are executive directors), and Mr. Liu Li Yuan, Mr. Liang Fang and Mr. Lam Chi Kuen (who are independent non-executive directors).

* For identification purpose only