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PROFIT WARNING

This announcement is made by Tai United Holdings Limited (“**Company**”, together with its subsidiaries, “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules).

The board (“**Board**”) of directors (“**Directors**”) of the Company wishes to inform the shareholders (“**Shareholders**”) and potential investors of the Company that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 (“**1H2022 Period**”) and the information currently available to the Board, the Group expects to record, for 1H2022 Period a substantial loss before tax of no less than HK\$300 million, compared to that for the six months ended 30 June 2021 (“**1H2021 Period**”), in which the unaudited loss before tax of the Group were approximately HK\$46.9 million. The expected loss was mainly attributable to the i) decrease in fair value of investment properties in the PRC resulting from the continuous adverse impact of the outbreak of COVID-19 pandemic; and ii) increase in finance costs associated with the bank loan in connection with the acquisition of the Guangzhou shopping mall (1H2021 Period: approximately HK\$19.5 million).

The Company is in the process of finalizing its consolidated financial results for 1H2022 Period. The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Group and currently available information of the Group, which is subject to further review by the Board and the audit committee of the Board of the Company. The Shareholders and potential investors are advised to refer to the results announcement of the Company for 1H2022 Period for details, which is expected to be released by the end of August 2022.

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

By order of the Board
Tai United Holdings Limited
Wang Hongfang
Chairman and Chief Executive Officer

Hong Kong, 16 August 2022

As at the date of this announcement, the Board comprises the following Directors:

Executive Directors:

Mr. Wang Hongfang

(Chairman and Chief Executive Officer)

Mr. Zheng Yuchun *(Executive President)*

Independent non-executive Directors:

Dr. Gao Bin

Ms. Liu Yan

Mr. Tang King Shing

Non-executive Director:

Mr. Xiao Yiqun