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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)**

## **INSIDE INFORMATION EXPECTED SIGNIFICANT DECREASE IN LOSS**

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 Period, it is expected that the Group’s loss attributable to owners of the Company for the Period is expected to decrease significantly, as compared to the loss attributable to the owners of the Company for the six months ended 31 December 2023.

**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 six months ended 31 December 2024 (the “**Period**”), it is expected that the Group’s loss attributable to owners of the Company for the Period is expected to decrease in the range between 50% and 60%, as compared to the loss attributable to the owners of the Company of approximately HK\$117 million for the six months ended 31 December 2023. The significant decrease in loss attributable to the owners was principally due to the decrease in the following items for the Period:

- fair value loss of investment properties
- write-down of properties held for trading; and
- fair value loss of financial instruments at fair value through profit or loss.

The Company is still in the process of finalising the results of the Group for the Period. 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 Period, 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 interim results of the Company for the Period will be released in due course.**

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

Hong Kong, 17 February 2025

*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. Liu Tsee Ming respectively.*