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TERMBRAY INDUSTRIES INTERNATIONAL (HOLDINGS) LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 00093)

PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The Board wishes to inform the shareholders and potential investors of the Company that the Group expects the loss in the interim results of the Group for the six months ended 30 September 2020 will reduce by more than 50%, as compared to a loss of approximately HK\$22 million for the corresponding period in 2019.

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

This announcement is made by Termbray Industries International (Holdings) Limited (the “**Company**”) pursuant to Rule 13.09 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders and potential investors of the Company that the Company and its subsidiaries (the “**Group**”) expects the loss in the interim results of the Group for the six months ended 30 September 2020 will reduce by more than 50%, as compared to a loss of approximately HK\$22 million for the corresponding period in 2019. The reduction in loss is primarily due to the net effect of the recognition of: (1) a fair value gain of approximately HK\$3 million on an investment property; (2) foreign exchange gain arising from the revaluation of the Renminbi currency by approximately 5% during the period; and (3) professional fees and expenses of approximately HK\$17 million incurred during the period in relation to the acquisition of aEasy Credit Investment Limited and its subsidiaries.

It should be noted that information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the current unaudited consolidated management accounts of the Group, and is subject to further review by the Board and the auditor of the Company. The Company's shareholders and potential investors are therefore advised to read carefully the unaudited interim results announcement of the Company for the six months ended 30 September 2020, which is expected to be published in mid-November 2020.

Accordingly, 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
Termbray Industries International (Holdings) Limited
LEE Lap
Chairman

Hong Kong, 6 November 2020

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

Executive Directors:

Mr. Lee Lap (*Chairman*)

Mr. Tommy Lee (*Vice Chairman & Chief Executive Officer*)

Mr. Wong Shiu Kee

Independent Non-Executive Directors:

Mr. Lo Yiu Hee

Mr. Tong Hin Wor

Mr. Ching Yu Lung