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(Incorporated in Bermuda with limited liability)

(Stock Code: 689)

POSITIVE PROFIT ALERT

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 SFO.

The Board wishes to inform the Shareholders and potential investors that the Group expects to record a profit attributable to owners of the Company for the six months ended 30 June 2021 of not less than HK\$16 million as compared with the profit of approximately HK\$2 million recorded for the six months ended 30 June 2020. The information contained in this announcement is only based on a preliminary assessment by the Board according to the unaudited management accounts of the Group for the six months ended 30 June 2021 which have not been confirmed or reviewed by the Company's auditor.

Further details of the Group's financial results and performance will be disclosed in the interim results announcement of the Company for the six months ended 30 June 2021 which is expected to be announced before the end of August 2021.

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

This announcement is made by EPI (Holdings) Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

** For identification purpose only*

Based on a preliminary review by the Company's management on the unaudited management accounts of the Group, the Board of Directors (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that the Group expects to record a profit attributable to owners of the Company for the six months ended 30 June 2021 of not less than HK\$16 million as compared with the profit of approximately HK\$2 million recorded for the six months ended 30 June 2020. The Board expects that the improvement in the Group's results is mainly attributed to (i) the net gain on financial assets at fair value through profit or loss of approximately HK\$12 million (30 June 2020: net loss of approximately HK\$12 million); and (ii) the decrease in other expenses to approximately HK\$2 million (30 June 2020: HK\$8 million), which is partly offset by the provision of expected credit loss on loan and interest receivables of approximately HK\$1 million (30 June 2020: reversal of expected credit loss of approximately HK\$15 million).

The Company is in the process of finalising the interim results of the Group for the six months ended 30 June 2021. The information contained in this announcement is only based on a preliminary assessment by the Board according to the unaudited management accounts of the Group for the six months ended 30 June 2021 which have not been confirmed or reviewed by the Company's auditor.

Further details of the Group's financial results and performance will be disclosed in the interim results announcement of the Company for the six months ended 30 June 2021 which is expected to be announced before the end of August 2021.

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By Order of the Board
EPI (Holdings) Limited
Sue Ka Lok
Executive Director

Hong Kong, 5 August 2021

As at the date of this announcement, the Board comprises four Executive Directors, namely Mr. Sue Ka Lok, Mr. Yiu Chun Kong, Mr. Chan Shui Yuen and Mr. Liang Weijie; and three Independent Non-executive Directors, namely Mr. Pun Chi Ping, Ms. Leung Pik Har, Christine and Mr. Kwong Tin Lap.