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WAH HA REALTY COMPANY LIMITED
(Incorporated in Hong Kong with Limited Liability)
(Stock Code: 278)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to inform the Shareholders and potential investors that the final results of the Group for the year ended 31 March 2009 is expected to decline substantially as compared to that for the year ended 31 March 2008.

The information contained in this announcement is only based on the information currently available and is not based on any figures or information audited by the Company's auditor.

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

This announcement is made by Wah Ha Realty Company Limited (the "Company", together with its subsidiaries, the "Group") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The board of directors (the "Board") of the Company wishes to inform the shareholders of the Company (the "Shareholders") and potential investors that, based on the information currently available, the final results of the Group for the year ended 31 March 2009 is expected to decline substantially as compared to that for the year ended 31 March 2008. Such decline was primarily due to (i) the increase in fair value losses of the Group's investment portfolio as a result of the current adverse financial and economic conditions and (ii) substantial decrease in fair value gains of the investment properties of the Group and its associated companies as a result of the downturn of the local property market.

Despite the aforesaid, the Board believes that the overall operation of the Group remains sound and intact, and the financial position of the Group remains solid.

The Company is still in the process of finalizing the annual results of the Group for the year ended 31 March 2009, the information contained in this announcement is only based on the information currently available to the Company and is not based on any figures or information confirmed or audited by the Company's auditor. Shareholders and potential investors should read the Group's final results announcement for the year ended 31 March 2009 carefully, which is expected to be published before the end of July 2009.

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

On behalf of the Board
Wah Ha Realty Company Limited
Cheung Kee Wee
Chairman

Hong Kong, 9 April 2009

As at the date of this announcement, the Board of Directors of the Company comprises Messrs Cheung Kee Wee, Cheung Lin Wee and Cheung Ying Wai, Eric as Executive Directors, Messrs John Ho and Ng Kwok Tung as Non-executive Directors and Messrs Lam Hon Keung, Keith, Chan Woon Kong and Soo Hung Leung, Lincoln as Independent Non-executive Directors.