Alset International Limited

(Incorporated in the Republic of Singapore)
(Company Registration Number 200916763W)

PROFIT GUIDANCE FOR THE HALF YEAR ENDED 30 JUNE 2021

The Board of Directors (the "**Board**") of Alset International Limited (the "**Company**" and together with its subsidiaries, the "**Group**") has reviewed the preliminary unaudited consolidated financial statements of the Group for the half year ended 30 June 2021 ("**HY2021**") and wishes to advise that the Group expects to report a loss for HY2021, principally due to the following factors:

(a) an increase in the Group's administrative expenses relating to directors' remuneration; and

(b) the Group's investment business reported a fair value loss in respect of its investment securities.

Further details of the Group's performance will be disclosed when the Company announces the unaudited consolidated financial statements of the Group for HY2021 on or before 14 August 2021.

In the meantime, the Board wishes to advise shareholders and potential investors of the Company to exercise caution when dealing in the securities of the Company and to refrain from taking any action with respect to their securities in the Company which may be prejudicial to their interests. Shareholders and potential investors of the Company are advised to read this announcement and any further announcements made by the Company carefully. Shareholders and potential investors of the Company should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

By Order of the Board

Chan Tung Moe
Executive Director and Co-Chief Executive Officer

11 August 2021

This announcement has been reviewed by the Company's Sponsor, Hong Leong Finance Limited. It has not been examined or approved by the Exchange and the Exchange assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Ms Vera Leong, Vice President, Hong Leong Finance Limited, at 16 Raffles Quay, #01-05 Hong Leong Building, Singapore 048581, telephone (+65) 6415 9881.