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GUANGDONG LAND HOLDINGS LIMITED

粵海置地控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 0124)

Positive Profit Alert

This announcement is made by the Company pursuant to the Inside Information Provisions under Part XIVA of the SFO and Rule 13.09(2)(a) of the Listing Rules.

The Board wishes to inform the Shareholders and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group, it is expected that the Group will record a profit attributable to owners of the Company of not less than HK\$46 million for the year ended 31 December 2017, representing an increase of more than 159% when compared to the audited profit attributable to owners of the Company for the year ended 31 December 2016. As at 31 December 2017, the Group's financial position remained stable.

The Company is still in the process of finalising the annual results of the Group for the year ended 31 December 2017. The information contained in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2017 and such information has not been audited or reviewed by the auditors of the Company. As at the date of this announcement, the Group's consolidated financial statements for the year ended 31 December 2017 have not yet been finalised, and may be subject to adjustments.

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

This announcement is made by Guangdong Land Holdings Limited (the “**Company**”, which together with its subsidiaries shall be referred to as the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”) and Rule 13.09(2)(a) of 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 preliminary review of the unaudited consolidated management accounts of the Group, it is expected that the Group will record a profit attributable to owners of the Company of not less than HK\$46 million for the year ended 31 December 2017, representing an increase of more than 159% when compared to the audited profit attributable to owners of the Company for the year ended 31 December 2016. As at 31 December 2017, the Group’s financial position remained stable.

When comparing to 2016, the major factors that affected the results of the Group for the year ended 31 December 2017 included the following:

- (a) in the fourth quarter of 2017, the Group disposed of certain properties previously held as staff quarters and recorded a gain on disposal. It is estimated that such a gain on disposal will represent a significant contribution to the Group’s profit attributable to owners of the Company for 2017;
- (b) for the year ended 31 December 2016, Renminbi (“**RMB**”) depreciated against HK\$ and the Group recognised net exchange losses of approximately HK\$32 million. Since 2016 and in 2017, the Group remitted the RMB deposits previously held in Hong Kong into its subsidiary responsible for the development of the Buxin Project in the People’s Republic of China, resulting in a substantial decrease in the amount of net foreign exchange differences recognised in the statement of profit or loss for 2017; and
- (c) a decrease in revenue and gross profit generated from the sale of residential units under the Ruyingju Project when compared to the last year. This was mainly due to the fact that, in terms of the gross floor area, approximately 90.6% of the residential units under the Ruyingju Project were sold before the end of 2016 and the sale of the remaining residential units in the Ruyingju Project has been postponed in view of the local government’s guidance on property prices and the Group’s intention of not lowering the selling prices of the remaining residential units.

The Company is still in the process of finalising the annual results of the Group for the year ended 31 December 2017. The information contained in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2017 and such information has not been audited or reviewed by the auditors of the Company. As at the date of this announcement, the Group’s consolidated financial statements for the year ended 31 December 2017 have not yet been finalised, and may be subject to adjustments. The Group’s financial information and results for the year ended 31 December 2017, which may be different from the information contained in this announcement, are expected to be announced by the end of March 2018.

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

By Order of the Board
Guangdong Land Holdings Limited
HUANG Xiaofeng
Chairman

Hong Kong, 22 January 2018

As at the date of this announcement, the Board comprises one Non-Executive Director, namely Mr. HUANG Xiaofeng; four Executive Directors, namely Ms. ZHAO Chunxiao, Mr. LI Wai Keung, Mr. WU Mingchang and Mr. ZENG Yi; and three Independent Non-Executive Directors, namely Mr. Alan Howard SMITH, Mr. Felix FONG Wo and Mr. Vincent Marshall LEE Kwan Ho.