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## **Jinmao Investments**

**金茂投資**

*(As constituted pursuant to a deed of trust on 13 June 2014 under the laws of Hong Kong,  
the trustee of which is Jinmao (China) Investments Manager Limited)*

**and**

## **Jinmao (China) Investments Holdings Limited**

**金茂（中國）投資控股有限公司**

*(Registered in the Cayman Islands with limited liability)*

**Stock Code: 06139**

## **ANNOUNCEMENT**

### **PROFIT WARNING FOR 2015 INTERIM RESULTS**

This announcement is made by Jinmao (China) Investments Manager Limited (the “**Trustee-Manager**”, as trustee-manager of Jinmao Investments (the “**Trust**”)) and Jinmao (China) Investments Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The boards of directors (the “**Boards**”) of the Trustee-Manager and the Company wish to inform the holders of share stapled units jointly issued by the Trust and the Company (the “**Holders of Share Stapled Units**”) and potential investors that, based on the information currently available to the Boards, it is expected that the Group will record a significant decrease in the unaudited profit attributable to the Holders of Share Staple Units for the six months ended 30 June 2015 as compared to the corresponding period of 2014. The decrease is mainly due to the significant decrease in the fair value gains on investment properties arising from the investment properties held by the Group as at 30 June 2015 as compared to 30 June 2014. Excluding the impact of the fair value gains on investment properties, the Group expects to record an increase in the unaudited profit attributable to the Holders of Share Staple Units for the six months ended 30 June 2015 as compared to the corresponding period of 2014.

Holders of Share Stapled Units and potential investors should note that the Trust Deed constituting the Trust requires the Trustee-Manager to distribute to the Holders of Share Stapled Units 100% of the distributions received by the Trustee-Manager from the Company, which is determined by reference to the audited consolidated profit attributable to the Holders of Share Stapled Units for the relevant financial year or the relevant distribution period after, among other things, eliminating the effects of certain adjustments, including, unrealised revaluation gains/losses and material non-cash gains/losses. Accordingly, the changes in fair value gains/losses would not have an impact on the amount of distributions received by the Holders of Share Stapled Units for the relevant financial year or the relevant distribution period.

The information contained in this announcement is only a preliminary assessment made by the Boards based on the management accounts of the Group and the information currently available to the Boards, which have not been confirmed or reviewed by the auditors of the Company or the audit committee of the Company as at the date of this announcement. Details of the interim results of the Trust and the Group and of the Trustee-Manager for the six months ended 30 June 2015 will be published in August 2015.

**Holders of Share Stapled Units and potential investors are advised to exercise caution when dealing in the share stapled units jointly issued by the Trust and the Company.**

By Order of the Boards  
**Jinmao (China) Investments Manager Limited**  
and  
**Jinmao (China) Investments Holdings Limited**  
**HE Cao**  
*Chairman*

Hong Kong, 30 July 2015

*As at the date of this announcement, the directors of the Trustee-Manager and the Company are Mr. HE Cao (Chairman), Mr. LI Congrui and Mr. JIANG Nan as Non-executive Directors; Mr. ZHANG Hui as Executive Director and Chief Executive Officer; and Dr. CHUNG Shui Ming Timpson, Dr. CHEN Jieping and Dr. XIN Tao as Independent Non-executive Directors.*