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JINGRUI HOLDINGS LIMITED

景瑞控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01862)

INSIDE INFORMATION – POSITIVE PROFIT ALERT FOR THE YEAR ENDED 31 DECEMBER 2016

This announcement is made by Jingrui Holdings Limited (the “**Company**”, together with its subsidiaries, collectively referred to as 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**”) and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary assessment by the management of the Company on the consolidated unaudited management accounts of the Company for the year ended 31 December 2016 and information currently available to the Board, it is expected that the Group would record a profit attributable to equity holders of the Company for the year ended 31 December 2016 as compared to a loss attributable to equity holders of the Company for the year ended 31 December 2015.

The profit for the year ended 31 December 2016 was mainly attributable to, among other things, an apparent increase in the revenue due to (1) the benefits brought about by the easing of the political and monetary environments in the first three quarters of 2016 which unlocked China’s rigid housing demand and the demand to upgrade housing and led to a general improvement in property market sales, thereby leading to returns from the sales of properties exceeding the Group’s expectation, (2) the Group’s continued efforts in deploying its development resources towards the geographical focus in first-tier and second-tier cities and promoting high premium products characterized by differentiated services, thereby improving the Group’s operation quality and (3) the Group continued to seize market opportunities arising from high yield properties and projects and carried out adjustment to the strategic deployment in target cities. Such increase in revenue was coupled with a slight decline in the cost of sales for the Group’s property development activities due to the continuous decline in the weighted average finance costs in the past two years which in effect decrease the capitalized interest costs recorded by the Group for the year ended 31 December 2016.

As a result of the foregoing and based on the analysis of the unaudited management accounts of the Group for the year ended 31 December 2016 and current information available, it is also expected that (a) the cash and cash equivalents balance of the Group as at 31 December 2016 would increase considerably as compared to the closing balance as at 30 June 2016, and (b) the net debt-to-adjusted-capital ratio would improve considerably as compared to that at 30 June 2016.

The information contained in this announcement is based only on the preliminary assessment by the management of the Company with reference to the information currently available, including the unaudited management accounts of the Group for the year ended 31 December 2016, and is not based on any information or figures which have been audited, confirmed or reviewed by the Company's independent auditors and would require further discussion with the audit committee of the Company. As at the date of this announcement, the consolidated results of the Group for the year ended 31 December 2016 have not yet been finalized.

Details of the Group's performance will be disclosed in the audited final results of the Group for the year ended 31 December 2016, which is expected to be published in March 2017.

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

By Order of the Board
Jingrui Holdings Limited
Yan Hao Chen Xin Ge
Co-chairmen

Hong Kong, 21 February 2017

As at the date of this announcement, the Board of Directors of the Company comprises Yan Hao, Chen Xin Ge, Yang Tie Jun and Xu Chao Hui, as executive Directors; Han Jiong, Qian Shi Zheng and Lo Wing Yan William, as independent non-executive Directors.

* *For identification purpose only*