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## **LT COMMERCIAL REAL ESTATE LIMITED**

### **勒泰商業地產有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 112)**

#### **PROFIT WARNING**

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

The Board wishes to inform the Shareholders and potential investors that, based on the information currently available to the Board, it is expected that the Group will record a substantial loss for the year ended 31 December 2016 as compared to the loss for the corresponding period in 2015.

The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the latest available consolidated management accounts of the Group, which have not been audited and confirmed by the Company's auditor.

**Shareholders and potential investors should exercise caution when dealing in the shares of the Company.**

This announcement is made by LT Commercial Real Estate 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") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) (the "SFO").

The board of directors (the “Board”) wishes to inform the shareholders of the Company (the “Shareholders”) and potential investors that, based on the information currently available to the Board, it is expected that the Group will record a substantial loss for the year ended 31 December 2016 as compared to the loss for the corresponding period in 2015.

Based on the relevant information currently available to the Company, the Board considers that the expected loss is primarily attributable to (1) the delay of completion and delivery of property development project from 2016 to the first quarter of 2017 and (2) the share option expenses of approximately HK\$69 million during the year, whilst there was no such expense in 2015; (3) the increase in selling and marketing, administrative expenses and finance costs; and (4) the expected decrease in other income regarding change of fair value of convertible bonds.

The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the latest available consolidated management accounts of the Group, which have not been audited and confirmed by the Company’s auditor. Details of the Group’s financial performance will be disclosed in the annual results announcement of the Group which will be issued around the end of March 2017.

**Shareholders and potential investors should exercise caution when dealing in the shares of the Company.**

By order of the Board  
**LT Commercial Real Estate Limited**  
**Wong Shui Yeung**  
*Company Secretary*

Hong Kong, 21 February 2017

*As at the date of this announcement, the executive Directors are Mr. Yang Longfei and Mr. Yang Shao Xing Max, the non-executive Directors are Mr. Lee Vincent Marshall Kwan Ho and Ms. Dai Hui and the independent non-executive Directors are Mr. Fan Ren Da Anthony and Ms. Shek Pui Michelle.*

*Website of the Company: <http://www.lth.com.hk>*