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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)

POSITIVE PROFIT ALERT

This announcement is made by the board of directors (the “**Board**”) of LT Commercial Real Estate Limited (the “**Company**”) and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, according to information available to the Company’s management, it is anticipated that the Group will record a profit for the year ended 31 December 2017 as compared to a loss for the corresponding period in 2016. Based on the information currently available, such turnaround from loss to profit, is mainly due to the following factors:

- (i) the recognition of revenue from sales of properties upon the completion of construction and delivery of certain residential units in Tangshan Lerthai City to purchasers during the current year;
- (ii) the decrease in other loss regarding change of fair value of convertible bonds designated at fair value through profit or loss;
- (iii) the absence of share option expenses for the year as compared to HK\$69 million for the corresponding period in 2016; and
- (iv) the increase in fair value of investment properties in the PRC.

The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the year ended 31 December 2017 which have not been reviewed or audited by the auditors of the Company. Details of the Group’s performance will be disclosed in the final results announcement of the Group for the year ended 31 December 2017 as soon as practicable in compliance with the Listing Rules.

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

By order of the Board
LT Commercial Real Estate Limited
Yang Longfei
Chairman and Chief Executive Officer

Hong Kong, 23 February 2018

As at the date of this announcement, the executive Directors are Mr. Yang Longfei and Mr. Yang Shao Xing Max, and the independent non-executive Directors are Mr. Hung Ka Hai Clement, Mr. Lo Wai Hung and Ms. Shek Pui Michelle.

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