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Gemdale Properties and Investment Corporation Limited

金地商置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 535)

POSITIVE PROFIT ALERT

This announcement is made by Gemdale Properties and Investment Corporation Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) 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 of directors of the Company (the “**Board**”) would like 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 for the six months ended 30 June 2018 (the “**Period**”) and the currently available information, it is expected that as compared with the profit attributable to owners of the Company shown in interim report for the same period last year, the profit attributable to owners of the Company during the Period will increase by not less than 40%. Such an increase in profit is primarily attributable to the significant increase of the area delivered in the sales of the properties as well as the impact of the Hong Kong Financial Reporting Standard 15, resulting in an increase in revenue recognized in the Period as compared with the revenue shown in the interim report for the same period last year, together with a further increase in the gross profit margin during the Period as compared with the same period last year.

As the Company is still in the process of finalizing the interim results of the Group for the six months ended 30 June 2018, the information contained in this announcement is only based on a preliminary review of the latest unaudited consolidated management accounts of the Group for the six months ended 30 June 2018, which have not been reviewed nor audited by the auditor of the Company. Such information is subject to finalization and necessary adjustments, if any. Details of the unaudited interim results announcement of the Group for the six months ended 30 June 2018 is expected to be released in August 2018.

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

By Order of the Board
Gemdale Properties and Investment Corporation Limited
Huang Juncan
Chairman and Executive Director

Hong Kong, 26 July 2018

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Ling Ke, Mr. Huang Juncan, Mr. Xu Jiajun and Mr. Wei Chuanjun; two non-executive Directors, namely Mr. Loh Lian Huat and Ms. Zhang Feiyun and three independent non-executive Directors, namely Mr. Hui Chiu Chung, Mr. Chiang Sheung Yee, Anthony and Mr. Hu Chunyuan.

** For identification purposes only*