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大中華集團有限公司  
GREAT CHINA HOLDINGS LIMITED

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*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 141)**

## **PROFIT WARNING**

This announcement is made by Great China Holdings Limited (the “**Company**”) and its subsidiaries (collectively, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Future Ordinance (Cap. 571, Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary assessment of the latest available unaudited consolidated management accounts of the Group for the year ended 31 December 2018, the Group is expected to record a loss as compared to the profit for the year ended 31 December 2017.

Based on the information available to the Board, the Board considers that such expected loss was mainly attributable to, among other things, (i) the absence of increase in fair value of properties transferred from properties held for sales to investment properties of approximately HK\$52 million; and (ii) the decrease in fair value of investment properties of approximately HK\$4 million for the year ended 31 December 2018 compared to the increase in fair value of investment properties of approximately HK\$8 million as recorded for the year ended 31 December 2017. The Board does not expect that there will be any material adverse effect on the operations of the Group arising from the decrease in fair value gain on investment properties.

As at the date of this announcement, the Company is still in the course of preparing its annual results of the Group for the year ended 31 December 2018. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the latest available unaudited consolidated management accounts of the Group for the year ended 31 December 2018, which have not been reviewed by the Company's auditors. Such financial information will be subject to finalisation and necessary adjustments. Details of the Group's performance will be disclosed in its final results for the year ended 31 December 2018 which is expected to be published in late March 2019.

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

By order of the Board  
**GREAT CHINA HOLDINGS LIMITED**  
**JIANG Tian**  
*Chairman*

Hong Kong, 27 February 2019

*As at the date of this announcement, the Board comprises four executive Directors, namely, Mr. JIANG Tian, Ms. HOU Yingxuan, Mr. GONG Biao and Mr. GAO Keqin; one non-executive Director, namely, Mr. CHAI Yuet; and three independent non-executive Directors, namely, Mr. HU Jianxing, Mr. TSEUNG Yuk Hei Kenneth and Mr. JI Qing.*