

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



天安中國投資有限公司

TIAN AN CHINA INVESTMENTS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 28)

PROFIT WARNING

This announcement is made by Tian An China Investments Company Limited (the “**Company**”, 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 under 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**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts for the six months ended 30th June, 2024, the profit attributable to the owners of the Company (the “**Attributable Profit**”) for the six months ended 30th June, 2024 is expected to have a significant decrease ranging from 85% to 95% as compared with the Attributable Profit of approximately HK\$577.2 million for the six months ended 30th June, 2023. The primary reasons for the decrease in the expected Attributable Profit were (i) a decrease in revenue of sales of completed properties mainly due to lower revenue recognition as there was no major development projects handed over to customers during the six months ended 30th June, 2024, as well as a drop in sales of properties due to the downturn in the Mainland property market; (ii) a decrease in the fair value in investment properties held by the Group, its joint ventures and associates; and (iii) a decrease in share of profit of joint ventures.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30th June, 2024. The information contained in this announcement is only based on the Board’s preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2024, which have not been reviewed by the auditor or the audit committee of the Company and therefore, may be subject to adjustment. The interim results of the Group for the six months ended 30th June, 2024 will be published by the Company within the timeframe stipulated under the Listing Rules.

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

On behalf of the Board
Tian An China Investments Company Limited
Edwin Lo King Yau
Executive Director

Hong Kong, 14th August, 2024

As at the date of this announcement, the Board comprises Mr. Song Zengbin (Deputy Chairman), Mr. Patrick Lee Seng Wei (Managing Director), Mr. Edwin Lo King Yau and Mr. Tao Tsan Sang being the Executive Directors; Mr. Lee Seng Hui (Chairman) and Dr. Moses Cheng Mo Chi being the Non-Executive Directors; and Mr. Jiang Guofang, Mr. Ngai Wah Sang and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.