

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.



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 the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the SFO.

The Board would like to inform the Shareholders and potential investors that, based on the preliminary review of the consolidated management accounts of the Group for the year ended 31 December 2016, the Group is expected to record an increase by not less than 20% in its profit attributable to owners of the Company for the year ended 31 December 2016 (2016 unaudited estimate) from RMB1.06 billion in the previous year.

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

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 “**SFO**”).

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 consolidated management accounts of the Group for the year ended 31 December 2016, the Group is expected to record an increase by not less than 20% in its profit attributable to owners of the Company for the year ended 31 December 2016 (2016 unaudited estimate) from RMB1.06 billion in the previous year.

Based on the information currently available, the substantial improvement in profit attributable to owners of the Company was mainly due to the substantial increase in the recognition of sales revenue from the delivery of properties to customers.

This announcement is only based on a preliminary review of the unaudited consolidated financial statements of the Group for the year ended 31 December 2016, which have not yet been finalized and are subject to the review of the Company and completion of audit by its auditors. Details of the audited final results announcement of the Group for the year ended 31 December 2016 is expected to be released before the end of March 2017.

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, 28 February 2017

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*