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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)

SUPPLEMENTAL ANNOUNCEMENT

POSITIVE PROFIT ALERT

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).

Reference is made to the announcement of the Company dated 23rd December, 2021 in relation to the positive profit alert (the “**Announcement**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Board wishes to inform the Shareholders and potential investors and supplement that, based on a further assessment of the latest unaudited consolidated management accounts for the year ended 31st December, 2021, the Attributable Profit for the year ended 31st December, 2021 is expected to have a significant increase ranging from 125% to 135% as compared with the Attributable Profit of approximately HK\$618.0 million for the year ended 31st December, 2020. The primary reasons for the increase in the expected Attributable Profit for the year ended 31st December, 2021 were (i) an increase in gross profit for the year ended 31st December, 2021 compared with the year ended 31st December, 2020, which was mainly attributable to the contribution from revenue recognition of a residential project in southern China with development completed and handed over to customers during the year ended 31st December, 2021; and (ii) an increase in the fair value gain on transfer of inventories of completed properties to investment properties for the year ended 31st December, 2021 compared with the year ended 31st December, 2020, which was mainly attributable to a fair value gain of an investment property of the Group, being a newly completed commercial and entertainment complex in Shanghai, the People’s Republic of China.

The Company is still in the process of preparing the final results of the Group for the year ended 31st December, 2021. The information contained in this announcement is only based on the Board’s current assessment of the latest unaudited consolidated management accounts of the Group for the year ended 31st December, 2021, which may be subject to adjustments upon the finalisation of the review by the auditor of the Company. The final results of the Group for the year ended 31st December, 2021 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 March, 2022

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. Francis J. Chang Chu Fai, Mr. Jin Hui Zhi, Mr. Ngai Wah Sang and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.