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## **ALLIED PROPERTIES (H.K.) LIMITED**

**(聯合地產(香港)有限公司)**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 56)**

### **PROFIT WARNING**

This announcement is made by Allied Properties (H.K.) Limited (the “**Company**” and, 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 announcements of profit warning made by the Company’s listed subsidiary, Sun Hung Kai & Co. Limited (“**SHK**”) and the Company’s listed associate, Tian An China Investments Company Limited (“**TACI**”) on 6th March, 2019 and 7th March, 2019 respectively. 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 current information available to management of the Company and a preliminary review and assessment of the latest unaudited consolidated management accounts of the Group for the year ended 31st December, 2018 (the “**Management Accounts**”), it is expected that the profit attributable to the owners of the Company (the “**Attributable Profit**”) for the year ended 31st December, 2018 will show a significant decrease when compared with the Attributable Profit for the year ended 31st December, 2017.

The estimated decrease in Attributable Profit is mainly attributable to (i) lower profit contribution from SHK, which is preliminarily due to the mark-to-market losses in SHK’s principal investments as a result of significant market volatility during the second half of 2018; (ii) decrease in profit contribution from TACI, as while there was a disposal of a subsidiary of TACI resulting in a gain of approximately HK\$1,634 million at TACI’s consolidated accounts for the year ended 31st December, 2017, there was no disposal of subsidiary by TACI for the year ended 31st December, 2018; (iii) a lower revaluation gain of investment properties of the Group; and (iv) an attributable loss on share of results of the Company’s listed associate APAC Resources Limited instead of an attributable profit when compared to the year 2017.

The Company has yet to finalise the final results of the Group for the year ended 31st December, 2018. The information contained in this announcement is only based on the Board’s preliminary assessment of the Management Accounts, 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, 2018 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 of  
**Allied Properties (H.K.) Limited**  
**Arthur George Dew**  
*Chairman*

Hong Kong, 8th March, 2019

*As at the date of this announcement, the Board comprises Messrs. Lee Seng Hui (Chief Executive) and Mark Wong Tai Chun being the Executive Directors; Messrs. Arthur George Dew (Chairman) and Li Chi Kong being the Non-Executive Directors; Messrs. Steven Samuel Zoellner, Alan Stephen Jones and David Craig Bartlett being the Independent Non-Executive Directors.*