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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)

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 year ended 31st December, 2020, the profit attributable to the owners of the Company (the “**Attributable Profit**”) for the year ended 31st December, 2020 is expected to have a significant decrease ranging from 50% to 60% as compared with the Attributable Profit of approximately HK\$1,345.9 million for the year ended 31st December, 2019. The primary reasons for the decrease in the expected Attributable Profit were (i) a decrease in the fair value in respect of the Group’s investment properties; and (ii) a decrease in share of profit of joint ventures.

The Company is still in the process of finalising the final results of the Group for the year ended 31st December, 2020. 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 year ended 31st December, 2020, 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, 2020 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, 9th March, 2021

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.