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天津濱海泰達物流集團股份有限公司

Tianjin Binhai Teda Logistics (Group) Corporation Limited*

(a joint stock limited company incorporated in the People’s Republic of China with limited liability)

(Stock code : 8348)

**PROFIT WARNING
INSIDE INFORMATION
ANNOUNCEMENT IN RELATION TO PROVISIONS FOR IMPAIRMENT
AND
CHANGE IN ACCOUNTING POLICY**

This announcement is made by the Company pursuant to Rule 17.10 of the GEM Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that, based on the preliminary assessment of the Group’s unaudited management accounts, subsequent to the adoption of the “International Financial Report Standards 9: Financial Instruments”, the Group intends to make provision for impairment by virtue of the principle of prudence. It is expected that the Group may record a decrease in profit attributable to the owners of the Company by approximately 90% for the year ended 31 December 2018 as compared to that for the corresponding period last year.

At the same time, the Company intends to change the accounting policy, and the measurement method of investment properties is changed from historical cost convention measurement to fair value measurement.

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

This announcement is made by Tianjin Binhai Teda Logistics (Group) Corporation Limited* (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on the GEM of The Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and the Inside Information Provisions (as defined under the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong)(the “**SFO**”).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the

preliminary assessment of the Group's unaudited management accounts, it is expected that the Group may record a decrease in profit attributable to the owners of the Company by approximately 90% for the year ended 31 December 2018 as compared to that for the corresponding period last year. The Board considers that the main reason for the significant decrease in the Company's results is that the Company has made provisions for impairment for trade receivables.

Provisions for impairment

1. Comprehensive provisions for impairment

The International Financial Reporting Standards 9 - Financial Instruments (the “**Standard**”) issued by the International Accounting Standards Board came into effect on 1 January 2018.

According to the Standard, the Company conducted a comprehensive assessment on the trade receivables and other receivables, and made a comprehensive consideration on the debtor's past repayment status, ageing and financial status of the debtor, etc.. The Company intends to make comprehensive provisions for impairment of approximately RMB 20,425,000, which is expected to reduce the profit attributable to the owners of the Company by approximately RMB 20,425,000.

2. Provision for impairment for prepayment of United Special Steel

Reference is made to the announcement and supplemental announcement of the Company dated 18 September 2018 (the “**Announcements**”) in relation to the inside information regarding potential default risk of a debtor. Unless otherwise defined, capitalised terms used herein shall have the same meanings as in the Announcements.

The second creditors' meeting for the reorganization of the Bohai Steel Group was held by way of a web conference on the National Enterprise Bankruptcy Information Disclosure Platform of the Supreme People's Court, and the “Restructuring Plan” was considered and approved. On 31 January 2019, the Second Intermediate People's Court of Tianjin and the Tianjin Higher People's Court ruled in favour of the approval of the “Restructuring Plan” of Bohai Steel Group, terminating the enterprise reorganization procedures for Tianjin Metallurgy Group Co., Ltd. (including United Special Steel) etc..

According to the “Restructuring Plan”, Bohai Steel Group adopts the sales reorganization method, and it will be divided into two after the reorganization, and reorganized into “Steel Asset Platform (New Bohai Steel)” and “Non-Steel Asset Platform (Old Bohai Steel)” respectively. The followings are the terms of the settlement of claims under the “Restructuring Plan”:

- (i) For each ordinary creditor's right, the portion which is RMB 500,000 or less shall be fully settled in cash by Steel Assets Platform (New Bohai Steel) in one lump sum within six months from the date the “Restructuring Plan” is approved by the court.

- (ii) For each ordinary creditor's rights part, the portion which exceeds RMB 500,000 will be settled by Steel Asset Platform (New Bohai Steel) through debt-to-equity swaps and by Non-Steel Asset Platform (Old Bohai Steel) through trust benefit units respectively in accordance with the proportion of 52%:48%.

By virtue of the principle of prudence, the Group intends to make provision for impairment for the prepayment of United Special Steel of approximately RMB 20,603,000, which is expected to reduce the profit attributable to the owners of the Company by approximately RMB 20,603,000.

Change in accounting policy

In order to reflect the value of the Company's assets more objectively, the Company intends to change the method of measurement for investment properties from historical cost convention to fair value in accordance with the International Accounting Standards 40 - Investment Property, with effect from 1 January 2017. Retrospective adjustments will be made to data at the beginning of the period from 1 January 2017 (the “**Adjustments**”), the Adjustments are expected to increase the profit attributable to owners of the Company for the year ended 31 December 2018 by approximately RMB 3,076,000.

The Adjustments are also expected to have an impact on the following items:

1. The cumulative increase in the fair value of investment properties is approximately RMB 236,136,000 and
2. The increase in the deferred tax liabilities is approximately RMB 57,923,000.

Consolidated balance sheet (as at 1 January 2017)

Unit: RMB '000

	Prior to adjustment (Per issued 2016 financial statements)	Amount adjusted	After adjustment
Investment properties	70,564	215,636	286,200
Deferred tax liabilities	-	52,798	52,798
Retained profits	387,156	88,840	475,996

Consolidated balance sheet (as at 31 December 2017)*Unit: RMB'000*

	Restated balance brought forward from 1 January 2017	Amount adjusted	After adjustment
Investment properties	286,200	16,400	302,600
Deferred tax liabilities	52,798	4,101	56,899

Consolidated balance sheet (as at 1 January 2018)*Unit: RMB'000*

	Restated balance brought forward from 1 January 2017	Amount adjusted	After adjustment
Retained profits	475,994	27,852	503,846

Consolidated balance sheet (as at 31 December 2018)*Unit: RMB'000*

	Restated balance brought forward from 1 January 2018	Amount adjusted	After adjustment
Investment properties	302,600	4,100	306,700
Deferred tax liabilities	56,899	1,024	57,923

The information contained in this announcement has been made based on the Company's senior management's preliminary assessment on the information currently available, including the Group's unaudited management accounts, and it has not been confirmed or reviewed by the Company's auditors and has not been audited by the Company's audit committee. As of the date of this announcement, the Group's annual results for the year ended 31 December 2018 are still in progress and are subject to subsequent required adjustments. The audited annual results of the Group for the year ended 31 December 2018 will be published in March 2019. Shareholders and potential investors are advised to pay attention to the relevant annual results to be published by the Group.

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

By order of the Board
Tianjin Binhai Teda Logistics (Group) Corporation Limited*
Yang Weihong
Chairman

Tianjin, the PRC
21 March 2019

As at the date of this announcement, the Board comprises of Mr. Yang Weihong as executive Director; Ms. Peng Bo, Miss Tse, Theresa Y Y, Mr. Yang Xiaoping and Mr. Zheng Yuying as non-executive Directors; and Mr. Cheng Xinsheng, Mr. Japhet Sebastian Law, Mr. Peng Zuowen and Mr. Zhou Zisheng as independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make this announcement or any statement herein misleading.

This announcement will remain on the “Latest Company Announcements” page of the GEM website at www.hkgem.com for 7 days from the date of its posting. This announcement will also be posted on the Company’s website at www.tbtl.cn.

* For identification purpose only