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## LT COMMERCIAL REAL ESTATE LIMITED

### 勒泰商業地產有限公司

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 112)**

### POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The board wishes to inform the Shareholders and potential investors that the Group is expected to record a significant increase in net profit for the six months ended 30 June 2018 as compared to the net profit for the corresponding period in 2017.

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

This announcement is made by LT Commercial Real Estate 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 under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2018 (the “**Period**”), the Group is expected to record a significant increase in net profit for the Period as compared to the net profit for the corresponding period in 2017. Such increase was mainly attributable to (i) the increase in the revenue and gross profit from the property investment business of the Group; and (ii) the increase in fair value of investment properties of the Group; which was offset by the Group’s increase in finance costs.

The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the six months ended 30 June 2018 which have not been reviewed by or discussed with the auditors of the Company or the audit committee of the Company and that the actual results of the Group for the six months ended 30 June 2018 may be different from what is disclosed in this announcement. The interim results announcement of the Company for the six months ended 30 June 2018 is expected to be released on 31 August 2018.

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

By order of the Board  
**LT Commercial Real Estate Limited**  
**Yang Longfei**  
*Chairman and Chief Executive Officer*

Hong Kong, 21 August 2018

*As at the date of this announcement, the executive Directors are Mr. Yang Longfei, Mr. Yang Shao Xing Max and Ms. Zhang Yan, and the independent non-executive Directors are Mr. Hung Ka Hai Clement, Mr. Lo Wai Hung and Ms. Shek Pui Michelle.*

*Website of the Company: <http://www.lth.com.hk>*