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CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED

中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 736)

**(1) DELAY IN PUBLICATION OF
AUDITED ANNUAL RESULTS ANNOUNCEMENT
FOR THE YEAR ENDED 31 MARCH 2021;**

AND

**(2) PUBLICATION OF
UNAUDITED ANNUAL RESULTS ANNOUNCEMENT
FOR THE YEAR ENDED 31 MARCH 2021**

AND

(3) POSITIVE PROFIT ALERT

This announcement is made by China Properties Investment Holdings 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 Provision (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 15 June 2021 in relation to the board meeting of the Company to be held on Wednesday, 30 June 2021 for the purpose of, among other matters, considering and, if thought fit, approving the final results of the Group for the financial year ended 31 March 2021 (the “**2021 Audited Annual Results**”).

DELAY IN PUBLICATION OF AUDITED ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 MARCH 2021

The board (the “**Board**”) of directors (the “**Directors**”) of the Company would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors of the Company that, the audit progress and procedures of the consolidated financial statements of the Group for the year ended 31 March 2021 (the “**2021 Annual Results**”) has been disrupted due to the outbreak of novel

* For identification purpose only

coronavirus (COVID-19) epidemic, including but not limited to travel restrictions and quarantine policies implemented in Shanghai where the Group's principal place of business in China is located, and certain degree of adverse impact on audit work in China on the expected credit loss on loan receivables, valuation on investment properties, properties under development and rights of use assets, bank confirmations and assessment on recoverable amount of sundry receivable. Coupled with the recent change in auditors of the Company (the "**Auditors**"), the Auditors require more time for conducting and completing the audit in respect of the 2021 Annual Results.

As a result of which, the Company is unable to publish the 2021 Audited Annual Results which shall have been agreed with the Auditors by 30 June 2021 in accordance with Rules 13.49(1) and 13.49(2) of the Listing Rules.

PUBLICATION OF UNAUDITED ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 MARCH 2021

Rule 13.49(3) of the Listing Rules provides that where an issuer is unable to issue its preliminary results, it must announce its results based on the financial results which have yet to be agreed with the auditor (so far as the information is available). In order to keep the Shareholders and potential investors of the Company informed of the Group's business operation and financial position, the Board has decided to publish the unaudited annual results of the Group for the year ended 31 March 2021 (the "**2021 Unaudited Annual Results**") on 30 June 2021.

At the Board meeting scheduled to be held on 30 June 2021, the Board will review and approve, among other matters, the publication of 2021 Unaudited Annual Results based on the management accounts of the Group for the year ended 31 March 2021 (the "**Management Accounts**").

POSITIVE PROFIT ALERT

The Board wishes to inform the Shareholders and potential investors of the Company that based on the information currently available to the management of the Company and the preliminary review of the Group's unaudited consolidated Management Accounts, the Group expects to record a net profit after tax in the range of approximately HK\$28 million to HK\$40 million for the year ended 31 March 2021 as compared to the net loss after tax of approximately HK\$93 million for the year ended 31 March 2020. Such net profit was mainly attributable to the increase in loan interest income and rental income from both own and leased properties, and the exchange gain on loan receivables stated at foreign currency as compared to those for the corresponding period in 2020.

The information contained in this announcement is only based on the Company's preliminary review of the Management Accounts, which have not been audited or confirmed by the Auditors. Following the completion of the audit by the Auditors, the Company will publish an announcement containing the 2021 Audited Annual Results as agreed with the Auditors and the material differences (if any) as compared with the 2021 Unaudited Annual Results on or before 19 July 2021. Further announcement(s) will be made by the Company as and when appropriate.

Shareholders and potential investors should exercise extreme caution when considering the 2021 Unaudited Annual Results and when dealing in the shares of the Company.

By Order of the Board
China Properties Investment Holdings Limited
Han Wei
Chairman

Hong Kong, 28 June 2021

As at the date of this announcement, the executive Directors are Mr. Han Wei, Mr. Au Tat On and Mr. Wang Linbo and the independent non-executive Directors are Mr. Tang Yiu Kay, Ms. Cao Jie Min and Mr. Liang Kuo-Chieh.

In case of inconsistency, the English text of this announcement shall prevail over the Chinese text.

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