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瑞安建業有限公司\*  
**SOCAM Development Limited**

(Incorporated in Bermuda with limited liability)

(Stock Code: 983 and Debt Stock Code: 4518)

## PERFORMANCE ALERT

This announcement is made by SOCAM Development Limited (the “**Company**”) pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

Reference is made to the announcement of the Company dated 29 May 2018 in connection with the Offer and the Whitewash Waiver (the “**Announcement**”). Capitalised terms used herein, unless otherwise defined, shall have the same meanings as those defined in the Announcement.

The Board wishes to inform the holders of securities of the Company (the “**Securities Holders**”) and potential investors that based on the information currently available, the Group expects to record a significant reduction in net loss attributable to the Shareholders for the six months ending 30 June 2018 (the “**2018 Interim Period**”) of around 65%, as compared to the net loss attributable to the Shareholders of HK\$197 million for the corresponding period in 2017 (the “**Performance Alert**”).

The Board believes that such reduction is mainly attributable to the following reasons:

- (a) a total of some 290 SOHO units of the Chengdu Centropolitan project was launched for sale since January 2018 and has progressively been handed over to buyers, and the related revenue and net profits would be recognised in the 2018 Interim Period accordingly;
- (b) the disposal of the Group’s entire 22% interest in the Dalian Tiandi project for a consideration of RMB1,300 million was completed in December 2017 and the Group is no longer required to share the loss of this associate, while interest income calculated at the rate of 5% per annum on the outstanding consideration payable to the Group as at 31 December 2017 of approximately RMB921 million would be recognised in the 2018 Interim Period;

- (c) a one-off write-back of fees payable relating to the Dalian Tiandi project totalling approximately RMB27.5 million (as disclosed in the Company's announcement dated 14 May 2018) was made in the 2018 Interim Period; and
- (d) the Group's construction business achieved better results for the 2018 Interim Period.

The Company is still in the process of finalising the consolidated financial statements of the Group for the 2018 Interim Period, and at the date of this announcement, it cannot ascertain the results for the 2018 Interim Period with certainty. This announcement is based on a preliminary assessment by the Board with reference to information currently available, which has not been reviewed by the Company's auditor. In addition, the estimates in this announcement are subject to, among others, the impact of further fluctuation of Renminbi exchange rate up to the end of the 2018 Interim Period.

The Performance Alert constitutes a profit forecast under Rule 10 of the Takeovers Code and shall be reported on by the Independent Financial Adviser and the Company's auditor in accordance with the requirements under Rule 10 of the Takeovers Code. Such reports (the "**Profit Forecast Reports**") must be included in the next document to be sent to the Shareholders by the Company on the Offer pursuant to Rule 10.4 of the Takeovers Code.

Taking into account (i) the practical difficulties in terms of the additional time required for the preparation of the Profit Forecast Reports; and (ii) the requirements of timely disclosure of the inside information under Rule 13.09 of the Listing Rules and Part XIVA of the SFO, the Performance Alert as set out in this announcement does not meet the standard required by Rule 10 of the Takeovers Code. The requisite Profit Forecast Reports will be contained in the Offer Document to be issued by the Company to the Shareholders as soon as reasonably practicable.

**Securities Holders and potential investors should note that the Performance Alert does not meet the standard required by Rule 10 of the Takeovers Code and has not been reported on in accordance with the Takeovers Code, and thus are advised to exercise caution in placing reliance on the Performance Alert in assessing the merits and demerits of the Offer and/or dealing in the securities of the Company.**

By order of the Board  
**SOCAM Development Limited**  
**Wong Yuet Leung, Frankie**  
*Executive Director, Chief Executive Officer and  
Chief Financial Officer*

Hong Kong, 25 June 2018

*At the date of this announcement, the executive Directors are Mr. Lo Hong Sui, Vincent and Mr. Wong Yuet Leung, Frankie; and the independent non-executive Directors are Ms. Li Hoi Lun, Helen, Mr. Chan Kay Cheung and Mr. William Timothy Addison.*

*The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement, and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement the omission of which would make any statement contained in this announcement misleading.*

\* For identification purpose only

Website: [www.socam.com](http://www.socam.com)