JINGRUI HOLDINGS LIMITED
景瑞控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01862)

INSIDE INFORMATION – POSITIVE PROFIT ALERT FOR THE SIX MONTHS ENDED 30 JUNE 2018

This announcement is made by Jingrui Holdings Limited (the "**Company**", together with its subsidiaries, collectively referred to as the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and 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 a preliminary assessment by the management of the Company on the consolidated unaudited management accounts of the Company for the six months ended 30 June 2018 and information currently available to the Board, it is expected that the Group will record a profit attributable to equity holders of the Company for the six months ended 30 June 2018 as compared to a loss attributable to equity holders of the Company for the six months ended 30 June 2017.

The turnaround from loss to profit was mainly attributable to (1) the significant increase in the selling price and gross profit of the properties recognized by the Group for the six months ended 30 June 2018 and (2) the increase in the fair value of investment properties compared with which at the beginning of the year.

The information contained in this announcement is based only on the preliminary assessment by the management of the Company with reference to the information currently available, including the unaudited management accounts of the Group for the six months ended 30 June 2018, and is not based on any information or figures which have been audited, confirmed or reviewed by the Company's independent auditors and would require further discussion with the audit committee of the Company. As at the date of this announcement, the consolidated results of the Group for the six months ended 30 June 2018 have not yet been finalized.

Details of the Group's performance for the six months ended 30 June 2018 will be disclosed in the announcement which is expected to be published in August 2018.

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

By order of the Board of
Jingrui Holdings Limited
Yan Hao   Chen Xin Ge
Co-chairmen

Hong Kong, 23 July 2018

As at the date of this announcement, the Board comprises Yan Hao, Chen Xin Ge, Xu Chao Hui and Xu Hai Feng, as executive Directors; Han Jiong, Qian Shi Zheng and Lo Wing Yan William, as independent non-executive Directors.

* *For identification purpose only*