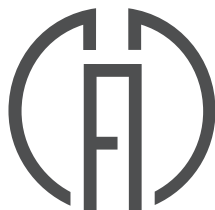


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APPLIED DEVELOPMENT HOLDINGS LIMITED

實力建業集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock code: 519)

PROFIT WARNING

This announcement is made by Applied Development 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 Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board of Directors (the “Board”) of the Company wishes to inform shareholders of the Company (the “Shareholders”) and potential investors that the Group is expected to record a decrease in profit for the year ended 30 June 2018 as compared to the profit of HK\$297.98 million recorded for the year ended 30 June 2017. The decrease in the profit of the Group’s results is mainly attributable to (i) a decrease in fair value gain of investment properties of HK\$88.0 million as compared to HK\$115.0 million for the corresponding period in 2017; (ii) decrease in revenue of approximately of HK\$10 million; (iii) increase in finance cost of approximately HK\$16 million for the year ended 30 June 2018 and (iv) a non-recurring gain on bargain purchase of HK\$171.65 million recorded in 2017 which does not occur in the year ended 30 June 2018.

The information contained in this announcement is only a preliminary assessment by the Board according to the unaudited management accounts for the year ended 30 June 2018 as well as operational data available which have not been reviewed by the Company’s auditor. Shareholders and potential investors are advised to refer to details in the final results announcement of the Company for the year ended 30 June 2018 which is expected to be released in late September 2018.

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

By Order of the Board
Applied Development Holdings Limited
Yao Wei Rong
Chairman & Executive Director

Hong Kong, 15 August 2018

As at the date of this announcement, the Executive Directors are Mr. Yao Wei Rong (Chairman), Mr. Yuen Chi Ping (Chief Executive Officer) and Ms. Ng Kit Ling; the Non-executive Director is Mr. Guo Shun Gen and the Independent Non-executive Directors are Mr. Lau Chi Keung, Mr. Yu Tat Chi, Michael and Mr. Chiu Kit Man, Calvin.

** For identification purpose only*

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