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## **CHINESE ESTATES HOLDINGS LIMITED**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 127)**

### **VOLUNTARY ANNOUNCEMENT REALISED AND UNREALISED GAIN/LOSS AND DIVIDEND INCOME ON SECURITIES INVESTMENTS**

The Board announces that the Group has in the ordinary and normal course of business conducted its securities investment activities for years. Based on the preliminary assessment on the closing market price of the Evergrande Shares as at 31st December, 2018, it is expected that an unrealised loss on fair value change of approximately HK\$3.1 billion would be recorded as other comprehensive expense for the Year. Accordingly, the cumulative unrealised gain on fair value change of the Evergrande Shares was reduced from HK\$9.9 billion at the end of year 2017 to approximately HK\$6.6 billion as at 31st December, 2018, which was recorded in the Financial Assets measured at FVTOCI reserve. In addition, during the Year, the Group recognised net dividend income (after-expenses) from the Evergrande Shares of approximately HK\$1.1 billion in profit or loss for the Year. During the year, the Group disposed of certain listed securities investments and treasury products (other than the Evergrande Shares) which comprised bonds, as a result, it is estimated that a realised loss of approximately HK\$20.1 million would be recognised in profit or loss for the Year. Unrealised loss on fair value changes of the remaining listed securities investments and treasury products (other than the Evergrande Shares) for the Year was estimated to be approximately HK\$1.3 billion would be recognised in profit or loss for the Year. Further, the Group's net income/expenses from interest income/expenses and other investment income/expenses from the listed securities investments and treasury products for the Year will be disclosed in the announcement of final results for the Year upon finalisation of such figures.

**Shareholders of the Company and potential investors should note that the final results of the Group for the Year are subject to audit, and are advised to exercise caution when dealing in the shares of the Company.**

Chinese Estates Holdings Limited (the “**Company**”) and its subsidiaries (collectively, the “**Group**”) are principally engaged in property investment and development, brokerage, securities investment, money lending and cosmetics distribution and trading.

The board of directors of the Company (the “**Board**”) announces that the Group has in the ordinary and normal course of business conducted its securities investment activities for years, and during the year ended 31st December, 2018 (the “**Year**”), the Group disposed of certain listed securities investments and treasury products. Remaining listed securities investments and treasury products as at 31st December, 2018 have been revalued to their fair values at that date. As a result, it is estimated that certain realised and unrealised gain or loss, and net dividend income, interest income/expenses and other investment income/expenses, would be recognised in the consolidated statement of comprehensive income for the Year.

## **The Evergrande Shares**

As at 31st December, 2018, the Group held certain shares of China Evergrande Group (stock code: 3333) (the “**Evergrande Shares**”) and the Evergrande Shares were recorded as financial assets measured at fair value through other comprehensive income (the “**Financial Assets measured at FVTOCI**”). Based on the preliminary assessment on the closing market price of the Evergrande Shares as at 31st December, 2018, it is expected that an unrealised loss on fair value change of approximately HK\$3.1 billion would be recorded as other comprehensive expense for the Year.

Accordingly, the cumulative unrealised gain on fair value change of the Evergrande Shares was reduced from HK\$9.9 billion at the end of year 2017 to approximately HK\$6.6 billion as at 31st December, 2018 (after accounted for the transfer from the Financial Assets measured at FVTOCI reserve to retained profits during the Year), which was recorded in the Financial Assets measured at FVTOCI reserve. The unrealised fair value change is a non-cash item and will not affect the cash flow of the Group.

During the Year, the Group recognised net dividend income (after-expenses) from the Evergrande Shares of approximately HK\$1.1 billion in profit or loss for the Year.

## **Other listed securities investments and treasury products**

During the Year, the Group disposed of certain listed securities investments and treasury products (other than the Evergrande Shares) (the “**Disposal**”) which comprised bonds. As a result of the Disposal, it is estimated that a realised loss of approximately HK\$20.1 million would be recognised in profit or loss for the Year.

Based on the preliminary assessment of the estimated quoted prices of the remaining listed securities investments and treasury products (other than the Evergrande Shares) which comprised bonds, the unrealised loss on the fair value changes for the Year was estimated to be approximately HK\$1.3 billion and would be recognised in profit or loss for the Year. Further, the Group’s net income/expenses from interest income/expenses and other investment income/expenses from the listed securities investments and treasury products for the Year will be disclosed in the announcement of final results for the Year upon finalisation of such figures.

**Shareholders of the Company and potential investors should note that the final results of the Group for the Year are subject to audit, and are advised to exercise caution when dealing in the shares of the Company.**

By order of the Board

**Lam, Kwong-wai**

*Executive Director and Company Secretary*

Hong Kong, 3rd January, 2019

*As at the date of this announcement, the Board comprised Ms. Chan, Sze-wan, Ms. Chan, Hoi-wan, Ms. Chan, Lok-wan and Mr. Lam, Kwong-wai as Executive Directors, Mr. Lau, Ming-wai and Ms. Amy Lau, Yuk-wai as Non-executive Directors, and Mr. Chan, Kwok-wai, Ms. Phillis Loh, Lai-ping and Mr. Ma, Tsz-chun as Independent Non-executive Directors.*

Website: <http://www.chineseestates.com>