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 YEAR ENDED 31 DECEMBER 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(2) 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**") announces that, based on a preliminary assessment by the management of the Company on the consolidated unaudited management accounts of the Group for the year ended 31 December 2018 and information currently available to the Board, it is expected that the Group will record an increase of approximately 20% to 30% in the profit attributable to equity holders of the Company for the year ended 31 December 2018 as compared to the same for the year ended 31 December 2017.

The increase in profit attributable to equity holders of the Company was mainly attributable to (1) the increase in the selling price and gross profit of the properties recognized by the Group for the year and (2) the increase in the fair value of investment properties held by the Group.

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 year ended 31 December 2018, and is not based on any information or figures which have been audited, confirmed or reviewed by the Company's independent auditors and may be subject to adjustments. As at the date of this announcement, the consolidated results of the Group for the year ended 31 December 2018 has not yet been finalized.

Details of the Group's performance will be disclosed in the announcement on the audited financial results of the Group for the year ended 31 December 2018, and the relevant results are expected to be published in March 2019.

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, 7 January 2019

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*