THE CROSS-HARBOUR (HOLDINGS) LIMITED
港通控股有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 32)

PROFIT WARNING

This announcement is made by The Cross-Harbour (Holdings) Limited (the "Company", and together with its subsidiaries, 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 the Inside Information Provisions (as defined in the Listing Rules) of 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 and potential investors that, based on the Board's preliminary review and assessment of the Group's unaudited consolidated management accounts for the year ended 31 December 2018 (the "Year 2018") and the information currently available to the Board, the Group's profit attributable to the equity holders of the Company for the Year 2018 is expected to decrease significantly by approximately 70% as compared to a profit of HK$1,180.0 million recorded for the previous year. The expected decrease in profit is primarily attributable to an estimated aggregate net unrealised fair value loss in the region of HK$400 million resulting from the revaluation of the Group's listed securities and unlisted investment funds (designated as financial assets measured at fair value through profit and loss) held as at 31 December 2018, as compared with an aggregate net unrealised fair value gain of HK$622.6 million on trading securities investments recorded for the year 2017. The expected unrealised loss on fair value change of HK$400 million is mainly attributable to the fair value loss resulting from the revaluation of the Group's certain listed securities including China Evergrande Group (Stock Code: 3333), Tai United Holdings Limited (Stock Code: 718), and Freeman Fintech Corporation Limited (Stock Code :279).

Details of the Group's financial performance for the Year 2018 will be disclosed in its annual results announcement, which is expected to be published in late March 2019. This announcement is made based on, among other information, the Board's preliminary review and assessment of the Group's unaudited consolidated management accounts, which are subject to review by the Company's auditors and further review by the Company.

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

On behalf of the board
Yeung Hin Chung, John
Managing Director

Hong Kong, 10 January 2019

As at the date hereof, the board of directors of the Company comprises Cheung Chung Kiu, Yeung Hin Chung, John, Yuen Wing Shing, Wong Chi Keung, Leung Wai Fai and Tung Wai Lan, Iris who are executive directors; and Ng Kwok Fu, Luk Yu King, James and Leung Yu Ming, Steven who are independent non-executive directors.