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WING LEE PROPERTY INVESTMENTS LIMITED

永利地產發展有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 864)

PROFIT WARNING

The Board wishes to inform the shareholders and potential investors of the Company that the Group expects to record a significant decline in profit for the year ended 31 December 2018 as compared with that for 2017. This is mainly attributable to the fact that the net increase in fair values of the Group's investment properties for the year ended 31 December 2018 is expected to be less than that for 2017.

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

This announcement is made by Wing Lee Property Investments 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 and the provisions in Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) relating to disclosure of inside information.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders and potential investors of the Company that, based on a preliminary assessment of the unaudited management accounts of the Group for the year ended 31 December 2018 and a draft valuation report for the Group's investment property portfolio as at 31 December 2018 prepared by the Group's external valuer, the Group expects to record a significant decline in profit for the year ended 31 December 2018 as compared with that for 2017. This is mainly attributable to the fact that the net increase in fair values of the Group's investment properties for the year ended 31 December 2018 is expected to be less than that for 2017. This reflects the general market conditions of the commercial retail and residential investment property market in Hong Kong for the period under review. The net increase in fair values of the Group's investment properties for the year ended 31 December 2018 is expected to range from HK\$1 million to HK\$3 million (the net increase in fair values for the year ended 31 December 2017 was approximately HK\$34 million). Nevertheless, as the net increase in fair values of the Group's investment properties is a non-cash item and the business of the Group is long-term investment and leasing of properties, the Board does not expect any material adverse effect on the

operations of the Group. Without taking into account the aforesaid impact of the change in fair values, the Group is expected to make a profit for the year ended 31 December 2018, which is in line with that for 2017. However, such profit is not sufficient to make up for the difference between the net increase in fair values of the Group's investment properties for the year ended 31 December 2018 and that for 31 December 2017.

The Company is in the process of finalising the results of the Group for the year ended 31 December 2018. The information contained in this announcement is only a preliminary assessment by the Board and is not based on any figures or information which have been audited or reviewed by the Company's auditor.

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By order of the Board of
Wing Lee Property Investments Limited
Ng Ho Yin Owen
Company Secretary

Hong Kong, 23 January 2019

As at the date of this announcement, the Board comprises of four executive directors, namely Ms. Chau Choi Fa, Ms. Wong Siu Wah, Ms. Wong Vivien Man-Li and Ms. Chow Woon Yin and three independent non-executive directors, namely Mr. Lam John Cheung-wah, Dr. Tse Kwok Sang and Mr. Chui Chi Yun Robert.

** for identification purposes only*