众安房产
ZHONG AN REAL ESTATE

ZHONG AN REAL ESTATE LIMITED
眾安房產有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock code: 672)

PROFIT WARNING

This announcement is made by Zhong An Real Estate 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 of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2018 (the "**Year**"), the Group expects to record a relatively substantial decrease in its profit for the Year as compared to the year ended 31 December 2017.

The relatively significant decline in profit of the Group for the Year was mainly due to (subject to final confirmation) a substantial gain in fair value of investment properties in 2017 but not in 2018.

In 2018, the Group performed well in its overall operation and its financial position remained sound. Based on the information currently available to the Company, as the property sales recognition increased in 2018, the Board expects that the revenue and gross profit of 2018 would increase as compared to 2017, and the gross profit margin would also increase as compared to 2017.

This announcement is only based on the preliminary review and assessment made by the Board with reference to the information currently available, including the Group's unaudited consolidated management accounts for the Year, and is not based on any figures or information that have been reviewed or audited by the Company's independent auditors, and may be subject to changes. Shareholders and potential investors should read the Company's financial results announcement for the Year carefully, which is currently expected to be published by the mid-to-end of March 2019.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company and, in case of doubt, to seek independent advice from professional or financial advisers.

By Order of the Board
Zhong An Real Estate Limited
Shi Kancheng
Chairman

The PRC, 8 March 2019

As at the date of this announcement, the Board comprised five executive Directors, namely Mr Shi Kancheng (Chairman), Ms Wang Shuiyun, Mr Zhang Jiangang, Ms Shen Tiaojuan and Mr Jin Jianrong, one non-executive Director, namely Ms Shen Li, and three independent non-executive Directors, namely Professor Pei Ker Wei, Dr Loke Yu and Mr Zhang Huaqiao.