Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

世纪金花 GINWA

CENTURY GINWA RETAIL HOLDINGS LIMITED
世紀金花商業控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 162)

PROFIT WARNING

This announcement is made by Century Ginwa Retail Holdings 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 Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform shareholders of the Company and potential investors that based on the preliminary review of the management accounts of the Group for the year ended 31 March 2019 and information currently available, it is expected that the Group will record a loss attributable to equity shareholders of the Company of approximately RMB261.6 million for the year ended 31 March 2019 as compared with the profit recorded for the year ended 31 March 2018.

The Board considers that the aforesaid turnaround from profit to loss was mainly due to (i) the provision for impairment of goodwill of approximately RMB194.7 million due to the slowdown in the economic growth in People's Republic of China (the "**PRC**") and increased market competition arising from surrounding shopping malls and online retail shops. As such impairment is non-cash in nature, it will not have any material effect on the cash flow and the business operation of the Group; (ii) a drop in turnover by approximately 9% attributable to the slowdown of the PRC retail market due to the business diversion resulting from newly opened shopping malls and e-commerce channels.

The results of the Group for the year ended 31 March 2019 remain subject to finalization and necessary adjustments, where necessary. The information contained in this announcement is only based on the preliminary assessment by the Company's management according to the consolidated management accounts of the Group, and is not based on any figures or information that has been audited or reviewed by the Company's auditors. The information contained in this announcement may be different from the financial information to be published. Details of the Group's results for the year ended 31 March 2019 are expected to be published in late June 2019.

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

By order of the Board
Century Ginwa Retail Holdings Limited
Wu Yijian
Executive Director

Hong Kong, 24 June 2019

As at the date of this announcement, the Board comprises three executive directors, being Mr. Wu Yijian, Mr. Chan Wai Kwong, Peter and Mr. Sha Yingjie; three non-executive directors, being Mr. Chen Shuai, Mr. Cao Yonggang and Mr. Qu Jiaqi; and three independent non-executive directors, being Mr. Tsang Kwok Wai, Mr. Ruan Xiaofeng and Dr. Cao Guoqi.