CHINA TANGSHANG HOLDINGS LIMITED
中國唐商控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 674)

PROFIT WARNING

This announcement is made by the China Tangshang Holdings Limited (the "**Company**", together with its subsidiaries, 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 the Inside Information Provisions (as defined in 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**") announces that based on a preliminary review of the latest unaudited consolidated management accounts of the Group and other information currently available to the Board, despite an expected increase in revenue, it is expected that the Group would record a loss of approximately HK$30.0 million for the six months ended 30 September 2019, representing a significant increase as compared to the loss of approximately HK$0.9 million recorded by the Group during the corresponding period in 2018. The Board believes that the expected increase in loss for the six months ended 30 September 2019 is primarily attributable to (i) fair value loss on investment properties of approximately HK$20.0 million after adoption of HKFRS 16 Lease, and (ii) provisional for financial guarantee of approximately HK$10.0 million.

The Company is still in the process of finalising its interim results for the six months ended 30 September 2019. The contents contained in this announcement are only based on the information available to the Company and such information has not been audited or reviewed by the Company's auditor or audit committee. Further details of the Group's performance will be disclosed in its interim results for the six months ended 30 September 2019 to be published by the Company.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
China Tangshang Holdings Limited
Chen Weiwu
Chairman

Hong Kong, 21 November 2019

As at the date of this announcement, the executive Directors are Mr. Chen Weiwu (Chairman) and Mr. Zhou Houjie; and the independent non-executive Directors are Mr. Chen Youchun, Mr. Chan Chein Kwong William and Ms. Lui Mei Ka.