Liu Chong Hing Investment Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 00194)

PROFIT WARNING

This announcement is made by Liu Chong Hing Investment Limited (the "**Company**", together with its subsidiaries shall be referred to as 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, namely under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board of directors (the "**Directors**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2019, the Group is expected to record an approximately 50% decrease in its profit for the year ended 31 December 2019, as compared with the profits for the year ended 31 December 2018.

The Group's rental business in Hong Kong has been affected by the continuing social unrest in the city and the valuation of such investment properties is expected to consequentially affected. The estimated decrease in the Group's profit is primarily attributable to an expected decrease in revaluation gains in respect of the Group's Hong Kong investment properties as well as reduced sales revenue from its Foshan property development as that project approaches its conclusion.

The information contained in this announcement is only a preliminary assessment by the Directors based on the information currently available to the Group, including the latest unaudited consolidated management accounts of the Company for the year ended 31 December 2019, which have not been confirmed, reviewed or audited by the Company's auditor or the Audit Committee, and are subject to finalization and other possible adjustments.

Further details of the Group's financial information for the year ended 31 December 2019 will be disclosed in the Company's annual results announcement which is expected to be published in early March 2020.

The Directors wish to remind shareholders and/or investors that the above financial information has been prepared based on the internal records and the unaudited management accounts of the Group, and such records and accounts have not been reviewed and audited by the Company's auditors. Such data may be different from those disclosed in the audited financial statements to be published in future. Shareholders and/or investors of the Company should not unduly rely on such data and are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Lee Wai Hung
Company Secretary

Hong Kong, 30 January 2020

As at the date of this announcement, the Board of Directors of the Company comprises Executive Directors: Mr. Liu Lit Chi (Chairman, Managing Director and Chief Executive Officer), Mr. Liu Kam Fai, Winston (Deputy Managing Director), Mr. Liu Kwun Shing, Christopher and Mr. Lee Wai Hung; Non-executive Director: Mr. Kho Eng Tjoan, Christopher; and Independent Non-executive Directors: Dr. Cheng Mo Chi, Moses, Mr. Au Kam Yuen, Arthur, Dr. Ma Hung Ming, John, Mr. Cheng Yuk Wo and Mr. Tong Tsun Sum, Eric.

The announcement is published on the website of the Company www.lchi.com.hk and the designated issuer website of the Stock Exchange www.hkexnews.hk.