TBGD

CHINA TIANBAO GROUP DEVELOPMENT COMPANY LIMITED
中國天保集團發展有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1427)

POSITIVE PROFIT ALERT

This announcement is made by China Tianbao Group Development Company Limited (the "**Company**", 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 Inside Information Provisions 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 shareholders and potential investors of the Company that, according to the unaudited consolidated management accounts currently available to the Group and the preliminary estimates by the management of the Company, it is expected that the net profit of the Group for the year ended December 31, 2019 will record an increase of more than 100% as compared with that for the year ended December 31, 2018. The expected increase in net profit of the Group was mainly due to: the rapid growth in the two business segments of the Group, of which the growth in property development business was due to the increase in area delivered by the projects and surge in sales prices; while the growth in construction contracting business was due to the increase in contract value of new contracts signed and increase in works completed.

The information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the year ended December 31, 2019 and other information currently available to the Company, which has not been reviewed or audited by the Company's auditors. Therefore, the financial results of the Group for the year ended December 31, 2019 may be different from the information disclosed in this announcement. For further details about the financial results and performance of the Group, details to be disclosed in the annual results announcement of the Company shall prevail. The results announcement of the Group for the year ended December 31, 2019 is expected to be issued by the end of March 2020.

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

By order of the Board
China Tianbao Group Development Company Limited
Li Baotian
Chairman of the Board and Executive Director

Hong Kong, March 13, 2020

As at the date of this announcement, the executive directors of the Company are Mr. Li Baotian, Ms. Shen Lifeng, Ms. Wang Xinling, Mr. Li Yaruixin, Ms. Wang Huijie and Mr. Zang Lin; and the independent non-executive directors of the Company are Mr. Li Xu, Mr. Liu Kaixiang and Mr. Li Qingxu.