美聯集團
MIDLAND HOLDINGS
Midland Holdings Limited
美 聯 集 團 有 限 公 司*
(Incorporated in Bermuda with limited liability)
(Stock Code: 1200)

PROFIT WARNING

This announcement is made by Midland Holdings Limited (the "**Company**", and 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 (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 (the "**Board**") of directors of the Company wishes to inform the shareholders of the Company and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020, and information currently available to the Group, it is expected that the Group will record a consolidated net loss attributable to equity holders for the six months ended 30 June 2020 of less than HK$30 million as compared to the consolidated net profit attributable to equity holders of approximately HK$94 million for the six months ended 30 June 2019.

Such expected net loss was principally attributable to the adverse market conditions caused by the unprecedented COVID-19 pandemic and the associated combating measures in Hong Kong and the Mainland China, which led to:

1. significant drop in the transaction value and volume of residential properties in Hong Kong for the six months ended 30 June 2020, in particular in the primary residential market, as compared with those for the corresponding period in 2019;

2. drop in revenue from our operations in Mainland China, resulting in segmental loss; and

For identification purpose only

3. significant drop in revenue from our business under the brand name "Hong Kong Property 香港置業", a wholly-owned subsidiary of the Company, resulting in operating loss recorded for that business, in contrast to the profit recorded for the business under the brand name "Midland Realty 美聯物業".

There is also an expected net loss contribution from Midland IC&I Limited for the six months ended 30 June 2020, details of which are set out in the profit warning announcement of Midland IC&I Limited dated 31 July 2020, resulting in the share of loss of associates by the Group.

The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 and information currently available to the Group. The financial results of the Group for the six months ended 30 June 2020 will be set out in the interim results announcement of the Company to be published by the end of August 2020.

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

By Order of the Board
Midland Holdings Limited
MUI Ngar May, Joel
Company Secretary

Hong Kong, 31 July 2020

As at the date of this announcement, the Board comprises eight Directors, of which four are Executive Directors, namely Mr. WONG Kin Yip, Freddie, Ms. WONG Ching Yi, Angela, Mr. WONG Tsz Wa, Pierre and Mr. CHEUNG Kam Shing; one is Non-Executive Director, namely Mr. WONG Wing Cheung Dennis; and three are Independent Non-Executive Directors, namely Mr. HO Kwan Tat, Ted, Mr. SUN Tak Chiu and Mr. WONG San.