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(2)(a) 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 Group's unaudited consolidated management accounts for the six months ended June 30, 2020 (the "**Period**") currently available and the preliminary estimates by the management of the Company, it is expected that the net profit of the Group for the Period will record an increase of over 100% as compared with the corresponding period in 2019. The expected increase in net profit of the Group was mainly due to the increase in aggregate area of properties delivered and the increase in aggregate output of construction work.

The information set out in this announcement is only a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the Period and other information of the Company currently available, which have not been reviewed or audited by the Company's auditors and the audit committee of the Company. Therefore, the financial results of the Group for the Period may be different from the information disclosed in this announcement. Details of the financial results and performance of the Group will be disclosed in the interim results announcement of the Company and shall prevail. Shareholders and potential investors of the Company are advised to read carefully the interim results announcement of the Group for the Period which is expected to be issued by the end of August 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, August 7, 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.