大中華地產控股有限公司
GREAT CHINA PROPERTIES HOLDINGS LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 21)

POSITIVE PROFIT ALERT

This announcement is made by Great China Properties Holdings 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 (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) of 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 the shareholders of the Company and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 (the "**Period**") and the information currently available to the Board, the Group is expected to record a net profit attributable to the owners of the Company within the range of approximately HK$7.0 million to HK$9.0 million for the Period, as compared with a net loss of approximately HK$3.58 million for the corresponding period of last year. This was mainly attributable to the increase in exchange gain arise from the translation of the Group's financial liabilities during the Period.

The information contained in this announcement is based on the preliminary review of the unaudited consolidated management accounts of the Group and the information currently available to the Board, which has not been confirmed nor audited by the Company's independent external auditors. As at the date of this announcement, the Group's consolidated interim results for the six months ended 30 June 2020 have not been finalised. Investors are advised to read carefully the interim results announcement of the Company for the six months ended 30 June 2020 which is expected to be published on 31 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
Great China Properties Holdings Limited
Huang Shih Tsai
Chairman

Hong Kong, 24 August 2020

As at the date of this announcement, the Board comprises two Executive Directors, namely Mr. Huang Shih Tsai (Chairman) and Ms. Huang Wenxi (Chief Executive Officer), three Independent Non-executive Directors, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum.

Please also refer to the published version of this announcement on the Company's website http://www.greatchinaproperties.com.