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**Overseas Chinese Town (Asia) Holdings Limited**  
**華僑城(亞洲)控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 03366)**

**PROFIT WARNING**

This announcement is made by Overseas Chinese Town (Asia) Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited and 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 (the “**Director(s)**”) of the Company wishes to inform the shareholders of the Company and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group and the information currently available to the Board, compared with the profit attributable to equity holders of the Company of approximately RMB266.96 million for the year ended 31 December 2019, it is expected that there will be a significant decrease in the profit attributable to equity holders of the Company for the year ended 31 December 2020.

Based on the information currently available, the decrease in the profit attributable to equity holders of the Company is mainly attributable to (among others), the business of the Group’s associates was affected by the outbreak of the novel coronavirus epidemic (COVID-19) that had a strong impact on the global economy, which led to a decrease in the Group’s share of profits of associates, and affected the investment return.

As the Company is still in the process of preparing the financial results for the year ended 31 December 2020, the information contained in this announcement is only based on a preliminary assessment of the unaudited management accounts of the Group and information currently available. It is not based on any data or information being audited or reviewed by the auditors or audit committee of the Company.

Further information and other details of the Group's financial results for the year ended 31 December 2020 will be disclosed in the forthcoming annual results announcement of the Company, which is expected to be published at the end of March 2021.

**Shareholders of the Company and potential investors should exercise caution when dealing in the securities of the Company.**

By order of the board of  
**Overseas Chinese Town (Asia) Holdings Limited**  
**Zhang Dafan**  
**Chairman**

Hong Kong, 22 March 2021

*As at the date of this announcement, the Board comprises seven Directors, namely: Mr. Zhang Dafan, Ms. Xie Mei and Mr. Lin Kaihua as executive Directors; Mr. Wang Wenjin as non-executive Director; Ms. Wong Wai Ling, Mr. Lam Sing Kwong Simon and Mr. Chu Wing Yiu as independent nonexecutive Directors.*