建業實業有限公司
Chinney Investments, Limited

(Incorporated in Hong Kong with limited liability)
(Stock Code: 216)

POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

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 year ended 31 March 2021 and information currently available to the Board, the Group is expected to record a profit attributable to owners of the Company of around HK$60 million for the year ended 31 March 2021, as compared to the loss attributable to owners of the Company of approximately HK$45.4 million for the year ended 31 March 2020.

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

This announcement is made by Chinney Investments, 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 (the "Listing Rules") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO").

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 year ended 31 March 2021, the Group is expected to record a profit attributable to owners of the Company of around HK$60 million for the year ended 31 March 2021 as compared to the loss attributable to owners of the Company of approximately HK$45.4 million for the year ended 31 March 2020.

The expected turnaround profit was primarily due to :

(1) the increase in the Group's revenue generated from the property sales of the residential project in Nanhai, Mainland China, resulting in a comparatively increase in property sales profit contribution for the year ended 31 March 2021 as compared with last corresponding year.

(2) the lower fair value losses recorded arising from revaluations of the Group's investment properties as at 31 March 2021 as compared with the fair value losses on investment properties of approximately HK$229 million in the last corresponding year. Owing to the outbreak of COVID-19 in early 2020, the commercial property market in Hong Kong and Mainland China was adversely affected and experienced a drop in rental return and market value.

    Such fair value losses are non-cash in nature and will not affect overall financial position of the Group.

The Company is still in the process of finalizing the consolidated annual results of the Group for the year ended 31 March 2021. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the year ended 31 March 2021 and the information currently available to it, which was neither reviewed by the Company's audit committee nor audited by the Company's auditor. Shareholders of the Company and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 March 2021, which is expected to be published in late June 2021.

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
James Sai-Wing Wong
Chairman

Hong Kong, 10 June 2021

At the date of this announcement, the directors of the Company are Dr. James Sai-Wing Wong (Chairman), Mr. Yuen-Keung Chan (Vice Chairman and Managing Director) and Mr. James Sing-Wai Wong as executive directors; Mr. Paul Hon-To Tong and Dr. Emily Yen Wong as non-executive directors; and Mr. James C. Chen, Mr. Richard Chi-Ho Lo and Mr. Winfred Wai-Lap Fan as independent non-executive directors.