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CHINESE ESTATES HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 127)

VOLUNTARY ANNOUNCEMENT REALISED AND UNREALISED GAIN/LOSS AND DIVIDEND INCOME ON SECURITIES INVESTMENTS

Chinese Estates Holdings Limited (the “**Company**”) and its subsidiaries (collectively, the “**Group**”) are principally engaged in property investment and development, building and property management, brokerage, securities investment, money lending and cosmetics distribution and trading.

The board of directors of the Company (the “**Board**”) announces that the Group has in the ordinary and usual course of business conducted its securities investment activities for years and during the six months ended 30 June 2021 (the “**Period**”), the Group disposed of certain securities investments and treasury products. Remaining securities investments and treasury products as at 30 June 2021 have been revalued to their fair values at that date. As a result, it is estimated that certain realised and unrealised gain or loss, net dividend income, interest income/expenses and other investment income/expenses, would be recognised in the consolidated statement of comprehensive income for the Period.

The Evergrande Shares

As at 30 June 2021, the Group’s portfolio of listed equity investments comprised shares of China Evergrande Group, listed on The Stock Exchange of Hong Kong Limited (stock code: 3333) (the “**Evergrande Shares**”) and the Evergrande Shares were recorded as financial assets measured at fair value through other comprehensive income (the “**Financial Assets measured at FVTOCI**”). Based on the preliminary assessment on the closing market price of the Evergrande Shares as at 30 June 2021, it is expected that an unrealised loss on fair value change of approximately HK\$4.11 billion would be recorded as other comprehensive expense for the Period. Accordingly, the cumulative unrealised loss on fair value change of the Evergrande Shares increased from HK\$0.78 billion at the end of year 2020 to approximately HK\$4.89 billion as at 30 June 2021, which was recorded in the Financial Assets measured at FVTOCI reserve. The unrealised fair value change is a non-cash item and will not affect the cash flow of the Group.

During the Period, the Group recognised dividend income from the Evergrande Shares of approximately HK\$0.16 billion in profit or loss for the Period.

Other securities investments and treasury products

During the Period, the Group disposed of certain securities investments and treasury products (other than the Financial Assets measured at FVTOCI) (the “**Disposal**”) which mainly comprised equity securities, bonds and structured products. As a result of the Disposal, it is estimated that a net realised gain of approximately HK\$0.17 billion would be recognised in profit or loss for the Period.

Based on the preliminary assessment of the quoted prices and estimated fair values of the remaining securities investments and treasury products (other than the Financial Assets measured at FVTOCI) which mainly comprised equity securities, bonds and structured products, the net unrealised loss on the fair value changes for the Period was estimated to be approximately HK\$0.41 billion and would be recognised in profit or loss for the Period. Further, the Group’s net income/expenses from net dividend income (other than dividend income from the Evergrande Shares as mentioned above), interest income/expenses and other investment income/expenses from the securities investments and treasury products for the Period will be disclosed in the announcement of interim results for the Period upon finalisation of such figures.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company and, in case of doubt, to seek independent advice from professional or financial advisers.

By order of the Board

Lam, Kwong-wai

Executive Director and Company Secretary

Hong Kong, 7 July 2021

As at the date of this announcement, the Board comprised Ms. Chan, Hoi-wan, Ms. Chan, Lok-wan and Mr. Lam, Kwong-wai as Executive Directors, Mr. Lau, Ming-wai and Ms. Amy Lau, Yuk-wai as Non-executive Directors, and Mr. Chan, Kwok-wai, Ms. Phillis Loh, Lai-ping and Mr. Ma, Tsz-chun as Independent Non-executive Directors.

Website: <http://www.chineseestates.com>