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**GUANGDONG INVESTMENT LIMITED**  
**(粵海投資有限公司)**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 0270)**

**POSITIVE PROFIT ALERT**

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

The Board wishes to inform the shareholders of the Company and potential investors that the Group is expected to record an unaudited consolidated profit attributable to owners of the Company of not less than HK\$3,600 million for the six months ended 30 June 2017 as compared to the unaudited consolidated profit attributable to owners of the Company of approximately HK\$2,275 million for the same period last year.

The information contained in this announcement is only based on the Company's preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2017, which have not been reviewed by the Company's auditors. As at the date of this announcement, the Group's unaudited financial information for the six months ended 30 June 2017 has not been finalized, and may be subject to adjustments.

**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 Guangdong Investment Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company 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 2017, which have not been reviewed by the Company's auditors, the Group is expected to record an unaudited consolidated profit attributable to owners of the Company of not less than HK\$3,600 million for the six months ended 30 June 2017, as compared to the unaudited consolidated profit attributable to owners of the Company of approximately HK\$2,275 million for the same period last year. The expected increase in the unaudited consolidated profit attributable to owners of the Company for

the first six months of 2017 (as compared with that for the same period in 2016) is primarily attributable to a one-off non-cash gain arising from the accounting treatment of the Group's acquisition (the "**Acquisition**") of approximately 73.82% of the issued share capital of Guangdong Land Holdings Limited from GDH Limited, the controlling shareholder of the Company. For details of the Acquisition, please refer to the announcement and circular of the Company dated 19 January 2017 and 24 February 2017, respectively.

The Company is still in the process of finalizing the unaudited consolidated financial statements of the Group for the six months ended 30 June 2017. As such, the information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2017, which have not been reviewed by the Company's auditors. As at the date of this announcement, the Group's unaudited financial information for the six months ended 30 June 2017 has not been finalized, and may be subject to adjustments. Financial information and other details of the Group for the six months ended 30 June 2017 will be disclosed in the Company's interim results announcement which is expected to be published by the end of August 2017.

**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  
**HUANG Xiaofeng**  
Chairman

Hong Kong, 19 July 2017

*As at the date of this announcement, the Board of the Company comprises four Executive Directors, namely, Mr. HUANG Xiaofeng, Mr. WEN Yinheng, Mrs. HO LAM Lai Ping, Theresa and Mr. TSANG Hon Nam; five Non-Executive Directors, namely, Mr. CAI Yong, Mr. ZHANG Hui, Ms. ZHAO Chunxiao, Mr. LAN Runing and Mr. LI Wai Keung; and five Independent Non-Executive Directors, namely, Dr. CHAN Cho Chak, John, Dr. the Honourable LI Kwok Po, David, Mr. FUNG, Daniel R., Dr. the Honourable CHENG Mo Chi, Moses and Mr. WU Ting Yuk, Anthony.*