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**GUANGDONG INVESTMENT LIMITED
(粵 海 投 資 有 限 公 司)**

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00270)

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 unaudited consolidated profit attributable to owners of the Company for the three months ended 31 March 2021 is expected to increase by not less than 35% as compared with that of the three months ended 31 March 2020.

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 three months ended 31 March 2021, which have not been reviewed by the Audit Committee of the Company or the Company's auditors. The unaudited consolidated management accounts of the Group for the three months ended 31 March 2021 have not yet been finalised and are subject to possible 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 of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the preliminary assessment of the Group’s unaudited consolidated management accounts for the three months ended 31 March 2021, the unaudited consolidated profit attributable to owners of the Company for the three months ended 31 March 2021 is expected to increase by not less than 35% as compared with that of the three months ended 31 March 2020.

The expected increase in the unaudited consolidated profit attributable to owners of the Company for the three months ended 31 March 2021 (as compared with that for the same period in 2020) is primarily attributable to i) an increase in fair value of the Group’s investment properties, and ii) an increase in revenue from the sale of the properties developed by the Group.

The unaudited consolidated management accounts of the Group for the three months ended 31 March 2021 have not yet been finalised. 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 three months ended 31 March 2021, which have not been reviewed by the Audit Committee of the Company or the Company’s auditors and are subject to possible adjustments. The unaudited financial information of the Group for the three months ended 31 March 2021, which is expected to be announced near the end of April 2021, may be different from the information contained herein.

The information contained herein neither constitutes a forecast of subsequent quarters nor an indication of the annual financial performance of the Group for the financial year 2021. The financial information of the Group for subsequent quarters will be subject to, among other things, the business performance of the Group by then.

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

TSANG Hon Nam

Director

Hong Kong, 16 April 2021

As at the date of this announcement, the Board of the Company comprises five Executive Directors, namely, Mr. HOU Wailin, Mr. LIN Tiejun, Mr. WEN Yinheng, Mr. TSANG Hon Nam and Ms. LIANG Yuanjuan; three Non-Executive Directors, namely, Mr. CAI Yong, Mr. LAN Runing and Mr. FENG Qingchun; and five Independent Non-Executive Directors, namely, Dr. CHAN Cho Chak, John, Mr. FUNG, Daniel R., Dr. the Honourable CHENG Mo Chi, Moses, Mr. WU Ting Yuk, Anthony and Mr. LI Man Bun, Brian David.