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EVERBRIGHT GRAND CHINA ASSETS LIMITED
光大永年有限公司

*(Incorporated in the British Virgin Islands with limited liability and
transferred by way of continuation into the Cayman Islands)*
(Stock code: 3699)

INSIDE INFORMATION
POSITIVE PROFIT ALERT

This announcement is made by Everbright Grand China Assets 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 board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2018 (the “**Period**”), the consolidated profit attributable to equity owners of the Company for the Period are expected to increase significantly by approximately 200% as compared to the consolidated profit attributable to equity owners of the Company for the corresponding period in 2017. The substantial increase in unaudited consolidated profit is mainly attributable to (i) an increase in fair value gain on the investment properties of the Group; and (ii) a steady increase in the properties rental income.

The Company is in the process of finalising the Group’s interim results for the Period. The information contained in this announcement is only based on a preliminary assessment by the management of the Board on the unaudited consolidated management accounts of the Group, which are still subject to review by the Company’s auditors and the audit committee of the Company, and may be subject to amendments, and the information currently available to the Company. Details of the Group’s financial information will be disclosed in the interim results announcement for the Period which is expected to be published on 29 August 2018.

Shareholders and potential investors are advised to exercise caution when dealing or contemplating in 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
Everbright Grand China Assets Limited
LIU Jia
Chairman

Hong Kong, 17 August 2018

As at the date of this announcement, the Board comprises Mr. Liu Jia and Mr. Lin Zimin as executive Directors; Ms. Tse Hang Mui and Mr. Li Yinzong as non-executive Directors; and Mr. Tsoi David, Mr. Shek Lai Him Abraham, Mr. Lee Jor Hung and Ms. Yu Pauline Wah Ling as independent non-executive Directors.