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L A I F U N G H O L D I N G S

Lai Fung Holdings Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1125)

POSITIVE PROFIT ALERT

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

The Board wishes to inform Shareholders and potential investors that the consolidated profit attributable to the owners of the Company for the year ending 31 July 2017 is expected to record a substantial increase, which is expected to be a mix of (a) lower operating profit due to lower recognised property sales from subsidiaries of the Company; (b) increased profit contribution from the property sales of a joint venture project; and (c) tax indemnity amount received from Lai Sun Development Company Limited pursuant to the Tax Indemnity Deed.

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

This announcement is made by Lai Fung Holdings Limited (“**Company**”, and together with its subsidiaries, “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**” and “**Stock Exchange**”, respectively) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance, Chapter 571, the Laws of Hong Kong (“**SFO**”).

The principal activities of the Group include property development for sale and property investment for rental purposes, and development and operation of and investment in cultural, leisure, entertainment and related facilities in the People’s Republic of China. Based on the preliminary unaudited consolidated management accounts of the Group, the board of directors of the Company (“**Board**”) wishes to inform shareholders of the Company (“**Shareholders**”) and potential investors that the consolidated profit attributable to the owners of the Company for the year ending 31 July 2017 (“**Year**”) is expected to record a substantial increase from that of HK\$873.5 million for the year ended 31 July 2016.

The increase in the consolidated profit attributable to the owners of the Company for the Year is expected to be a mix of (a) lower operating profit due to lower recognised property sales from subsidiaries of the Company; (b) increased profit contribution from the property sales of a joint venture project; and (c) tax indemnity amount received from Lai Sun Development Company Limited pursuant to the tax indemnity deed in connection with the listing of the Company on the Stock Exchange in 1997 (“**Tax Indemnity Deed**”).

The information contained in this announcement is only based on the preliminary assessment by the Group’s management according to the information that is currently available and the preliminary unaudited consolidated management accounts of the Group which have not yet been audited or reviewed by the Company’s auditors or audit committee. The final results of the Group for the Year are expected to be published in mid-October 2017.

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

By order of the Board
Lai Fung Holdings Limited
Chew Fook Aun
Chairman

Hong Kong, 28 July 2017

As at the date of this announcement, the Board comprises seven Executive Directors, namely Mr. Chew Fook Aun (Chairman), Dr. Lam Kin Ming (Deputy Chairman), Mr. Lam Kin Hong, Matthew (Executive Deputy Chairman), Mr. Lam Hau Yin, Lester (Chief Executive Officer), Madam U Po Chu, Mr. Cheng Shin How and Mr. Lee Tze Yan, Ernest; two Non-executive Directors, namely Mr. Lucas Ignatius Loh Jen Yuh and Mr. Puah Tze Shyang (also alternate to Mr. Lucas Ignatius Loh Jen Yuh); and five Independent Non-executive Directors, namely Messrs. Lam Bing Kwan, Ku Moon Lun, Law Kin Ho, Mak Wing Sum, Alvin and Shek Lai Him, Abraham.