

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this document, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.



FIRST SHANGHAI INVESTMENTS LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 227)

PROFIT WARNING

This announcement is made by First Shanghai Investments Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform its shareholders and potential investors that the Group is expected to incur a loss attributable to shareholders of the Company in excess of HK\$40 million for the six months ended 30th June 2020, as compared with the profit of HK\$15 million recorded for the corresponding period in 2019. Such expected loss is primarily attributable to the adverse impact from the worldwide outbreak of COVID-19 in early 2020 which caused severe disruption of overall business activities and led to (i) fair value loss on investment properties was recorded in the first half year of 2020 whereas fair value gain of HK\$39 million was recorded in corresponding period of 2019; (ii) reduction on revenue generated from hotels in Wuxi and Paris due to the quarantine and social protective measures adopted; (iii) curtailment in sales for Huangshan property development projects with business shut down by nearly two months in early 2020; and (iv) decline in underwriting commission income amid to the market sentiment, though slightly recovered by the increase in brokerage commission income.

Although consolidated loss of the Group may be resulted, the Board believes that this will not have any material adverse impact on the financial position of the Group.

The Company is still in the process of finalizing the interim results for the six months ended 30th June 2020. The information contained in this announcement is only based on the Board’s preliminary assessment of the consolidated management accounts of the Group which have not been audited or reviewed by the Company’s auditor. Shareholders of the Company and potential investors should read carefully the results announcement of the Company for the six months ended 30th June 2020, which is expected to be published before 31st August 2020.

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
First Shanghai Investments Limited
Lo Yuen Yat
Chairman

Hong Kong, 24th July 2020

As at the date of this announcement, the Board comprises three executive directors, being Mr. Lo Yuen Yat, Mr. Xin Shulin and Mr. Yeung Wai Kin; one non-executive director, Mr. Kwok Lam Kwong, Larry, S.B.S., J.P.; and four independent non-executive directors, being Prof. Woo Chia-Wei, Mr. Liu Ji, Mr. Yu Qihao and Mr. Zhou Xiaohe.