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**MAGNIFICENT HOTEL  
INVESTMENTS LIMITED**

*(Incorporated in Hong Kong  
with limited liability)*

**(Stock Code: 201)**



**SHUN HO PROPERTY  
INVESTMENTS LIMITED**

*(Incorporated in Hong Kong  
with limited liability)*

**(Stock Code: 219)**



**SHUN HO HOLDINGS  
LIMITED**

*(Incorporated in Hong Kong  
with limited liability)*

**(Stock Code: 253)**

## **PROFIT WARNING**

This announcement is made by Magnificent Hotel Investments Limited (“**MHI**”), Shun Ho Property Investments Limited (“**SHP**”) and Shun Ho Holdings Limited (“**SHH**”) (collectively the “**Companies**” and, together with their respective subsidiaries, the “**Groups**”) pursuant to Rule 13.09 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 (Cap. 571, Laws of Hong Kong).

Based on the management information currently available to the Companies and the preliminary assessment of the Groups’ unaudited consolidated management accounts for the six months ended 30th June, 2020 (the “**Period**”), the board of directors (the “**Board**”) of the Companies expects that the Groups’ revenue during the Period will be significantly reduced and the Groups may report a loss for the Period, as compared to the respective net profit after tax attributable to owners of MHI, SHP and SHH of approximately HK\$58 million, HK\$91 million and HK\$46 million for the corresponding period in 2019.

The reduction of the Groups’ revenue and loss attributable to shareholders expected to be incurred by the Groups for the Period is primarily attributable to the fair value losses on investment properties at fair value through profit or loss and depreciation charges on hotel properties, all of which are non-cash items, and as indicated in the annual results of the Groups for 2019 released on 30th March, 2020, the outbreak of the COVID-19 is causing severe disruption to all business activities, therefore, during the Period, the Groups’ core hotel business, which are undertaken through MHI and SHP, has dropped drastically as compared to that in the first six months of 2019. Nevertheless, the management has taken prompt measures to streamline operating structure and to contain operating costs.

Notwithstanding the above information, according to the unaudited consolidated management accounts of the Groups for the Period, each of MHI, SHP and SHH has a low gearing ratio of 21%, 16% and 16% respectively. The Board of the Companies considers that the overall financial position of the Groups remains healthy and solid.

The information contained in this announcement is based on a preliminary assessment of the financial information currently available to the Groups. Such information has not been reviewed by the Companies' auditor and therefore may be different from the interim results finally published. The 2020 interim results of the Groups are expected to be published in August 2020.

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

By Order of the Board  
**Magnificent Hotel  
Investments Limited**

**KOO Ching Fan**  
*Company Secretary*

By Order of the Board  
**Shun Ho Property  
Investments Limited**

**KOO Ching Fan**  
*Company Secretary*

By Order of the Board  
**Shun Ho Holdings  
Limited**

**KOO Ching Fan**  
*Company Secretary*

Hong Kong, 30th July, 2020

*As at the date hereof, each of the Board of the Companies comprises five Executive Directors, namely Mr. William CHENG Kai Man (Chairman), Mr. Albert HUI Wing Ho, Madam Kimmy LAU Kam May, Madam NG Yuet Ying and Madam Wendy CHENG Wai Kwan; one Non-Executive Director, namely Madam Mabel LUI FUNG Mei Yee; and three Independent Non-Executive Directors, namely Mr. Vincent KWOK Chi Sun, Mr. CHAN Kim Fai and Mr. LAM Kwai Cheung.*

*This announcement is made in English and Chinese. In case of any inconsistency, the English version shall prevail.*