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**五礦地產有限公司**  
**MINMETALS LAND LIMITED**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 230)**

**POSITIVE PROFIT ALERT**

This announcement is made by Minmetals Land Limited (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions of 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 the shareholders of the Company and the potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Company, the revenue of the Group for the year ended 31 December 2018 is expected to drop approximately 8% due to the decrease in total gross floor areas of properties delivered. However, the respective profit attributable to equity holders of the Company is expected to record an approximate 30% increase when compared to the year ended 31 December 2017.

Based on the information currently available, the aforesaid increase in profit attributable to equity holders of the Company was primarily attributable to the improvement of business operations and effective cost control. For the year ended 31 December 2018, the overall gross profit margin is expected to record a slight increase while there is a certain decrease in expenses. In addition, there is a significant reduction in income tax expense, in particular the land appreciation tax expense as compared to the year ended 31 December 2017.

The information contained in this announcement is only a preliminary estimate performed by the management of the Company based on currently available information and the management accounts of the Group and is not based on any figure or information audited or reviewed by the auditors of the Company. Details of the audited annual results to be disclosed in the Company’s annual results announcement for the year ended 31 December 2018, which is expected to be released by the end of March 2019, shall prevail.

**Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.**

By order of the Board  
**He Jianbo**  
*Chairman*

Hong Kong, 28 February 2019

*As at the date of this announcement, the Board comprises eight directors, namely Mr. He Jianbo as the Chairman and an executive director, Mr. Liu Zeping, Mr. Chen Xingwu and Mr. Yang Shangping as executive directors, Ms. He Xiaoli as a non-executive director, and Mr. Selwyn Mar, Mr. Lam Chung Lun, Billy and Ms. Law Fan Chiu Fun, Fanny as independent non-executive directors.*