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KECK SENG INVESTMENTS (HONG KONG) LIMITED

激成投資（香港）有限公司

(Incorporated in Hong Kong with limited liability)

Website: www.keckseng.com.hk

(Stock Code: 00184)

PROFIT WARNING

This announcement is made by Keck Seng Investments (Hong Kong) 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 (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, 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 a preliminary assessment of the unaudited consolidated management accounts of the Group and the information currently available to the Board, the Group is expected to record a decrease of approximately 70% in the profit attributable to equity shareholders of the Company for the six months ended 30 June 2017 as compared to the six months ended 30 June 2016.

The expected decrease in profit of the Company for the six months ended 30 June 2017 was mainly attributable to an impairment loss of approximately HK\$146 million on a hotel property of the Group, namely the Sofitel Hotel New York. The

impairment loss reflected the impact of a weakening of the hotel market in New York in the first half of the year.

As the information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Group for the six months ended 30 June 2017 prepared by the management of the Company and the information currently available, and is not based on any figures or information which has been audited or reviewed by the Group's auditors, there may be changes or adjustments following further review and finalization of the accounts of the Group by the Board and the actual results of the Group may be different from what is disclosed in this announcement. It is expected that the interim results of the Group for the six months ended 30 June 2017 will be published by the Company in late August 2017.

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

On Behalf of the Board
Ho Kian Guan
Executive Chairman

Hong Kong, 16 August 2017

As at the date of this announcement, the Board of the Company comprises Mr HO Kian Guan, Mr HO Kian Hock, Mr TSE See Fan Paul, Mr CHAN Lui Ming Ivan, Ms YU Yuet Chu Evelyn, Mr HO Chung Tao and Mr HO Chung Hui (whose alternate is Mr HO Chung Kain) as executive directors, Mr HO Kian Cheong as non-executive director, and Dr CHAN Yau Hing Robin, Mr KWOK Chi Shun Arthur, Ms WANG Poey Foon Angela and Mr YU Hon To David as independent non-executive directors.