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雅居物業管理
Modern Living Property Management

Modern Living Investments Holdings Limited

雅居投資控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8426)

POSITIVE PROFIT ALERT

This announcement is made by Modern Living Investments Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 17.10(2) of the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and the Inside Information Provisions (as defined in the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on its preliminary assessment of the unaudited management accounts of the Group and information currently available to the Board, a profit for the year to be recorded by the Group for the year ended 31 December 2020 approximates to HK\$19 million, as compared with a profit of approximately HK\$7.2 million for the corresponding year in 2019. The Board believes the increase in profit during the year as compared to the corresponding year in 2019 is mainly attributable to (i) increase in profit margin of new property management service contracts; (ii) the upward adjustment on service fee for some of the Group’s existing contracts in according with the adjustment mechanism as stipulated in those contracts; (iii) closer monitoring over both the employee benefit expense and various operating expense items; and (iv) receipt of the government’s subsidies under the anti-epidemic fund set up by the Hong Kong Government.

The Group’s expected profit for the year ended 31 December 2020 as disclosed in this announcement is based solely on the preliminary assessment by the Board with reference to the unaudited management accounts of the Group and other information currently available to the Board. Such information has not been reviewed or audited by the auditors of the Company or reviewed by the audit committee of the Company. As the Company is still in the process of finalizing its financial results for the year ended 31 December 2020 (the “**Annual Results**”), the actual results may differ from the information disclosed in this announcement.

Further details of the Annual Results will be disclosed in the Company's Annual Results announcement, which is expected to be released in mid-March 2021 in accordance with the GEM Listing Rules. Shareholders and potential investors are advised to read carefully the announcement for the Annual Results.

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

By order of the Board
Modern Living Investments Holdings Limited
Ho Chu Ming
Chairman and Executive Director

Hong Kong, 11 March 2021

As at the date of this announcement, the Board comprises Mr. Ho Chu Ming, Mr. Ng Fuk Wah, Mr. Sung Alfred Lee Ming and Mr. Tang Kong Fuk as executive Directors, Ms. Tam Mo Kit as non-executive Director, and Dr. Chan Man Wai, Mr. Wong Siu Fai Albert and Mr. Ng Kee Fat Ronny as independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the "Latest Company Announcements" page of the GEM website (www.hkgem.com) for at least 7 days from the date of its publication and on the website of the Company (www.modernliving.com.hk).