

For Immediate Release

31st August, 2018**長城環亞控股有限公司**
GREAT WALL PAN ASIA HOLDINGS LIMITED

長城環亞控股有限公司

Great Wall Pan Asia Holdings Limited*(Incorporated in Bermuda with limited liability)*

(Stock Code: 583.HK)

**GREAT WALL PAN ASIA ANNOUNCES ITS 2018 INTERIM RESULTS
ANNOUNCEMENT****Profit Attributable to Shareholders Increased Significantly by 74.9%
Achieved a Win-win Situation in Property Investment and Financial
Service Businesses**

(31st August, 2018, Hong Kong) Great Wall Pan Asia Holdings Limited (the “Great Wall Pan Asia” or the “Company”, together with its subsidiaries, the “**Group**”, stock code: 583.HK) is pleased to announce its interim results for the six months ended 30 June 2018 (the “Reporting Period”).

During the Reporting Period, the Group achieved stable and satisfactory progress with revenue and net profit of the major business segments recording significant growth. Total assets of the Group increased significantly and as at 30 June 2018 total assets of the Group amounted to HK\$7,144.0 million (31 December 2017: HK\$3,363.2 million), representing an increase of 112.4%. Profit attributable to shareholders in the first half of 2018 amounted to HK\$289.5 million (first half of 2017 (restated): HK\$165.5 million), representing an increase of 74.9%. The increase in profit attributable to shareholders was mainly due to the increase in fair value gain on investment properties.

Excluding the fair value gain on investment properties in the first half of 2018 of HK\$204.8 million (first half of 2017 (restated): HK\$153.5 million), profit attributable to shareholders for the first half of 2018 was HK\$84.7 million (first half of 2017 (restated): HK\$12.0 million), representing an increase of 605.8%. The increase was mainly due to the share of profits of associates in the first half of 2018.

Property Investment

Revenue of property investment segment for the first half of 2018 was HK\$32.9 million, representing a slight increase when compared with HK\$30.8 million in the first half of 2017. Excluding the fair value gain on investment properties and the tax impact, the adjusted operating profit increased by HK\$0.2 million, which was mainly attributable to the increase in revenue. As at the date of the announcement, the Group's diversified investment property portfolio in Hong Kong comprises Kwai Fong Plaza, and certain floors of the Bank of America Tower, Yue King Building, Ko Fai Industrial Building and Seaview Estate. Revaluation gain on investment properties for the first half of 2018 was HK\$204.8 million, compared with HK\$153.5 million in the first half of 2017.

At the end of February 2018, the Group completed the investment in a joint venture, which owns a diversified investment property portfolio comprising various strategically-located commercial properties and shopping centres, plazas and carparks across Hong Kong, and also completed the acquisition and wholly owns the property interest of Kwai Fong Plaza in June this year. These mark a new milestone for the Group in gaining sizable retail presence in Hong Kong, a success in further expansion of its property investment business, and a strengthening of the diversified development of its investment properties portfolio. At the same time, the Groups' property investment business will continue to reap the benefits from the record high prices on prime commercial property sites and the continuously rising market rent levels in Hong Kong.

Financial Services

The revenue derived from asset management services for the first half of 2018 was around HK\$16.6 million (first half of 2017 (restated): HK\$14.8 million) and the corporate finance services fees for the first half of 2018 recorded around HK\$10.2 million (first half of 2017 (restated): HK\$1.2 million). The increase of the financial services income was mainly attributable to the interest income from the loan receivable of HK\$4.3 million and the increase in the number of projects under corporate finance service, due to the expansion and focus of the financial services business by the Group since the second half of year 2017.

Since the Group's acquisition of the two licensed corporations (which are licensed to carry out Type 1 (dealing in securities) (restricted by certain conditions), Type 4 (advising on securities), Type 6 (advising on corporate finance) and Type 9 (asset management) regulated activities under the Securities and Futures Ordinance in Hong Kong), our integrated financial services business gradually steers in the direction of stable operation and high quality development, and provides a solid foundation for further expansion of the Group's revenue sources.

Looking forward to the second half of 2018, the management of the Company stated that “We will fully leverage on and utilise the functions of licenses owned by the Group, and will continue to actively seize investment opportunities prudently and thoroughly and develop our two principal businesses, property investment and integrated financial services, on a sustainable basis in order to generate favourable returns for our shareholders while maintaining strong cash position.”

— *End* —

About Great Wall Pan Asia Holdings Limited

Great Wall Pan Asia Holdings Limited (“GWPA”) is the first overseas listed holding platform owned by China Great Wall Asset Management Co., Ltd. (“GWAMCC”), one of the four major state-owned financial asset management corporations in the People’s Republic of China, and is a comprehensive company engaging in property investment and integrated financial service business. GWPA and its subsidiary (the “Group”) own a diversified investment properties portfolio in Hong Kong, which includes certain commercial properties, industrial properties, shopping centres, plazas and carparks in Hong Kong. The Group also possesses Types 1, 4, 6, 9 licenses under the Securities and Futures Ordinance and the money lenders license. The Group accomplished its strategic objective of transforming into a conglomerate with businesses of property investment and integrated financial services. Meanwhile, the Company enhances its potential long-term growth through suitable business diversification, so as to generate favourable investment returns to our shareholders.

This press release is issued by **Wonderful Sky Financial Group Limited** on behalf of **Great Wall Pan Asia Holdings Limited**.

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