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融太集團股份有限公司
MAGNUS CONCORDIA GROUP LTD

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1172)

PROFIT WARNING

This announcement is made by Magnus Concordia Group Limited (the "**Company**" and 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 (the "**Listing Rules**") and Part XIVA of the Securities and Futures Ordinance.

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 March 2020 and information currently available to the management, the Group is expected to record a loss attributable to equity holders of the Company ranging from approximately HK$65 million to HK$80 million for the year ended 31 March 2020, as compared with the profit of approximately HK$3 million for the year ended 31 March 2019.

The Board considers that the turnaround of the Group's results was mainly attributable to an unrealised revaluation loss of approximately HK$78 million of its investment properties (comprising commercial shops and office premises) located in Hong Kong and Mainland China, with their market values as at 31 March 2020 being affected by the weak market sentiment resulting from the temporary quarantine measures for the novel coronavirus, as compared to a revaluation gain of approximately HK$17 million recorded for the year ended 31 March 2019.

The Board remains cautiously optimistic about the prospect of the property investment business, having considered that the properties held by the Group were fully leased out as at the date of this announcement and the unrealised revaluation loss of its investment properties as disclosed above was mainly resulted from the temporary quarantine measures carried out in Hong Kong and Mainland China as at the end of the reporting period. The Board considers that as the unrealised revaluation loss is non-cash in nature, the overall business operation and financial position of the Group remain healthy and solid.

The Company is still in the process of finalising the annual results of the Group for the year ended 31 March 2020 (the "**Annual Results**"). The information contained in this announcement is only based on the preliminary assessment of the Group's unaudited consolidated management accounts and information currently available to the management of the Group, which is subject to finalization and adjustments, if any, and have not been audited by the independent auditor of the Company nor reviewed by the audit committee of the Board. The audited Annual Results announcement will be published in due course pursuant to the requirements of the Listing Rules.

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

By Order of the Board
Magnus Concordia Group Limited
Li Qing
Director

Hong Kong, 8 June 2020

As at the date of this announcement, Mr. Li Qing and Ms. Au Hoi Lee Janet are the executive directors of the Company, and Mr. Lam Chi Hung Louis, Mr. Hung Kin Man and Mr. Ho Man are the independent non-executive directors of the Company.