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ZACD GROUP LTD.

杰地集團有限公司*

(a company incorporated in the Republic of Singapore with limited liability)

(Stock Code: 8313)

POSITIVE PROFIT ALERT

This announcement is made by ZACD Group Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on the GEM of The Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and the Inside Information Provisions (as defined under 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**” and each a “**Director**”) of the Company is pleased 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 December 2019 (the “**Financial Year**”) and other currently available information, the Group expects to record a substantial increase in the net profit of over 300% as compared to the corresponding year in 2018. The substantial increase in its financial performance was mainly attributable to the increase in revenue in the fund management business segment following its effort to arrange the business opportunity of a transaction (the “**Transaction**”) with respect to the acquisition of a portfolio of up to 23 hotels (the “**Acquisition**”) across several key regional locations in Australia from the Luxembourg hotel investor, AccorInvest.

Reference is made to the Company’s announcement dated 20 September 2019 pursuant to the Acquisition, the Group entered into the Transaction with the investment vehicle which the fund vehicle of the Company jointly established with iProsperity Group. Under the arrangement of the Transaction, the Group is entitled to acquisition fee following the completion of agreed milestones with respect to securing the Acquisition. As part of the Group’s fund management business and the effort to arrange the business opportunity, the Group further contributed bridging reserve fund for the above investment vehicle to secure the Acquisition. As a result of the aforesaid, the Group derived an acquisition fee of approximately AUD3.2 million from the investment vehicle, leading to the increase in revenue in this business segment. During the Financial Year, the Group also expanded into family office management services and was appointed to provide investment advisory services for a family office with an assets-under-management of approximately USD100 million and derived a fee of approximately S\$1.5 million.

The Company is in the process of finalising the Group's unaudited consolidated financial results for the Financial Year. The information contained in this announcement is only based on a preliminary assessment by the management of the Company with reference to the latest information available and the unaudited consolidated management accounts of the Group, which have not been audited by the Group's auditor or reviewed by the audit committee of the Company. Actual financial results may be different from what is disclosed in this announcement. Shareholders and potential investors are advised to refer to the final results of the Group for the Financial Year which is expected to be published in March 2020.

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

By Order of the Board
ZACD Group Ltd.
Sim Kain Kain
Chairman and Executive Director

Hong Kong, 2 March 2020

As at the date of this announcement, the Board of the Company comprises five (5) executive Directors, namely, Mr. Yeo Choon Guan (Yao Junyuan), Ms. Sim Kain Kain, Mr. Wee Hian Eng Cyrus, Mr. Siew Chen Yei and Mr. Darren Chew Yong Siang; three (3) independent non-executive Directors, namely, Mr. Kong Chi Mo, Dato' Dr. Sim Mong Keang and Mr. Lim Boon Yew; and one (1) non-executive Director, namely Mr. Chew Hong Ngiap, Ken.

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 be published on the GEM website at www.hkgem.com and remain on the "Latest Company Announcements" page for at least seven days from the date of its posting. This announcement will also be published on the Company's website at www.zacdgroup.com.

In the event of any inconsistency between the Chinese version and the English version of this announcement, the latter shall prevail.

** for identification purposes only*