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**ZALL** Development

**Zall Development Group Ltd.**

**卓爾發展集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 2098)**

## **POSITIVE PROFIT ALERT**

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the shareholders of the Company and potential investors that, based on the preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2015 and the information currently available to the Board, it is expected that there will be an increase of approximately 15% to 30% in the net profit of the Group for the year ended 31 December 2015 as compared to that of 2014.

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

This announcement is made by Zall Development 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 the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2015 and the information currently available to the Board, it is expected that there will be an increase of approximately 15% to 30% in the net profit of the Group for the year ended 31 December 2015 as compared to the corresponding period for the year ended 31 December 2014.

Based on information currently available to the Board, the Board considers that such increase was primarily attributable to (i) the written back of provision for PRC land appreciation tax of Zall Development (Tinjian) Co., Ltd., a wholly-owned subsidiary of the Company; (ii) the gain on change in fair value of held for trading investments; and (iii) the bargain purchase gain and the gain on deemed disposal on the acquisition of Wuhan Big World Investment Development Company Limited.

The Company has yet to finalise the annual results of the Group for the year ended 31 December 2015. The information contained in this announcement is only based on a preliminary assessment by the management of the Company with reference to the information currently available including the unaudited management accounts of the Group, which have not been reviewed or audited by the Company's auditors or the audit committee of the Company and the actual results of the Group for the year ended 31 December 2015 may be different from what is disclosed herein. Investors are advised to read carefully the annual results announcement of the Company for the year ended 31 December 2015 which is expected to be issued before end of 31 March 2016.

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

By order of the Board  
**Zall Development Group Ltd.**  
**Yan Zhi**  
*Co-chairman*

Hong Kong, 22 February 2016

*As at the date of this announcement, the Board comprises Mr. Yan Zhi, Dr. Gang Yu, Mr. Cui Jinfeng and Mr. Wang Chuang, as executive Directors; Mr. Fu Gaochao, as non-executive Director; Ms. Yang Qiongzhen, Mr. Cheung Ka Fai and Mr. Peng Chi, as independent non-executive Directors.*