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THELLOY DEVELOPMENT GROUP LIMITED

德萊建業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8122)

POSITIVE PROFIT ALERT

This announcement is made pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on the Growth Enterprise Market (the “**GEM**”) of The Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and 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 of directors (the “**Board**”) of Thelloy Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and the potential investors that, based on a preliminary review of the unaudited financial information of the Group, the Group is expected to record, as compared with its financial results for the corresponding period in the previous year, (i) a substantial increase by over 100% of its revenue for the three months ended 30 June 2017 (the “**Period**”), and (ii) a substantial increase by over 80 times of its profit for the Period. The Board considers that the aforesaid increase in profit is principally attributable to (i) the substantial increases in both revenue and profit from the Group’s repair, maintenance, alteration and addition work and the new revenue stream, design and build segment during the Period; and (ii) a comparatively slight increase in the administration expenses of the Group.

As the Group is still in the course of finalizing the unaudited first quarterly results for the Period, the information contained in this announcement is only based on the Board’s preliminary assessment of information currently available to it including but not limited to the unaudited draft consolidated management accounts of the Group for the Period, which have not been audited by the auditors of the Company nor reviewed by the audit committee of the Board as at the date of this announcement and is subject to possible adjustments upon further review.

Shareholders and potential investors are advised to read carefully the first quarterly results announcement of the Group for the Period which is expected to be published on or around 10 August 2017.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Thelloy Development Group Limited
Lam Kin Wing Eddie
Chairman

Hong Kong, 28 July 2017

As at the date of this announcement, the Board comprises three executive Directors namely Mr. Lam Kin Wing Eddie, Mr. Shut Yu Hang and Mr. Chung Koon Man, and three independent non-executive Directors namely Mr. Tang Chi Wang, Mr. Tse Ting Kwan and Mr. Wong Kwong On.

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 enquires, confirm that, to the best of their knowledge and belief, (1) the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive; and (2) there are no other matters the mission of which would make any statement herein or this announcement misleading.

This announcement will remain in the “Latest Company Announcements” page of the GEM website at www.hkgem.com for at least seven days form the date of its posting. This announcement will also be published on the website of the Company at www.thelloy.com.