

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

(Incorporated in Bermuda)

(Company Registration No. 39247)

PROFIT WARNING ANNOUNCEMENT FOR THE FIRST QUARTER UNAUDITED FINANCIAL RESULTS ENDED 30 SEPTEMBER 2015

The Board of Directors (the “**Board**”) of China Yuanbang Property Holdings Limited (the “**Company**” or together with its subsidiaries, the “**Group**”) wishes to advise the shareholders that the Group is expected to report a net loss for the financial period ended 30 September 2015 (“**1QFY2016**”).

The expected loss is mainly attributable to fewer pre-sale units of the Group’s projects handed over during the period in view of the low market sentiment resulting from existing cooling measure on the real estate market and the volatility of the China Stock Market.

This profit warning is based on a preliminary review of the unaudited financial results of the Group for 1QFY2016. Further details of the Group’s financial performance will be disclosed when the Company announces its unaudited financial results for 1QFY2016.

In the meantime, the Board wishes to advise shareholders and investors to exercise caution when dealing in the shares of the Company.

By Order of the Board

Chong Ching Hoi
Chief Financial Officer/Company Secretary

5 November 2015