

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

(Incorporated in Bermuda)

(Co.Reg. No.: 39247)

PROFIT WARNING ANNOUNCEMENT FOR THE FULL YEAR RESULTS ENDED 30 JUNE 2016

The Board of Directors (the “**Board**”) of China Yuanbang Property Holdings Limited (the “**Company**” or together with its subsidiaries, the “**Group**”) would like to inform shareholders of the Company that the Group is expected to register a loss for the year for its full year results ended 30 June 2016 (“FY2016”).

Based on a preliminary assessment of the draft unaudited consolidated financial results of the Group for the financial year ended 30 June 2016, the Group is expected to report a loss mainly due to impairment of the fair value for car parking lots held for sale and additional provision of land appreciation tax (“LAT”) under the LAT Implementation Rules of the PRC.

Further details of the Group’s financial performance will be disclosed when the Company announces its unaudited financial results for FY2016 on or before 29 August 2016.

In the meantime, shareholders and investors are advised to exercise caution when dealing in the shares of the Company. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor, accountant or other professional advisers.

By Order of the Board

Tse Kwok Hing Henry
Chief Financial Officer / Company Secretary

24 August 2016