

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

(Incorporated in Bermuda)

(Co.Reg. No.: 39247)

PROFIT WARNING ANNOUNCEMENT FOR THE SECOND QUARTER AND HALF YEAR RESULTS ENDED 31 DECEMBER 2017

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 its second quarter (“2QFY2018”) and half year results ended 31 December 2017 (“1HFY2018”).

Based on a preliminary assessment of the draft unaudited consolidated financial results of the Group for 2QFY2018 and 1HFY2018, the Group is expected to report a loss mainly due to:

- (i) lower gross profits for the Group’s residential projects due to increase in labour and materials costs; and
- (ii) an increase in selling expenses because of increased sales commission to the sales agents to incentivize them in accelerating the pre-sale of the Group’s residential projects in Guangzhou City.

Further details of the Group’s financial performance will be disclosed when the Company announces its unaudited financial results for 2QFY2018 and 1HFY2018 on or before 14 February 2018.

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

Date: 7 February 2018