POLLUX PROPERTIES LTD.

(Incorporated in Republic of Singapore)
(Company Registration Number: 199904729G)

PROFIT GUIDANCE FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2017

The Board of Directors (the "**Board**") of Pollux Properties Ltd. (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce that, following a preliminary review of its unaudited financial results of the Group for the financial period ended 30 September 2017 ("**1H2018**"), the Group is expected to record a loss for 1H2018.

The net loss for 1H2018 as compared to the previous corresponding financial period ended 30 September 2016 is mainly due to the following factors:

a) Lower revenue for 1H2018 as most of the Group's development properties have obtained Temporary Occupancy Permit in the previous financial period and the revenue from these development properties have been recognized.

b) Decrease in share of profit from a joint venture company, due to a lower revenue from the development property project under the joint venture company being recognized in the current financial period.

The Company is still in the process of finalising the financial results of the Group for 1H2018. Further details of the Group's financial performance will be disclosed when the Company announces its unaudited financial results for 1H2018 on or before 15 November 2017.

By order of the Board

Nico Purnomo Po
Chief Executive Officer
8 November 2017

*This announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor, SAC Capital Private Limited ("**Sponsor**"), for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). The Sponsor has not independently verified the contents of this announcement.*

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement.

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