

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

(Incorporated in Bermuda)

(Co.Reg. No.: 39247)

PROFIT WARNING ANNOUNCEMENT FOR THE SECOND QUARTER AND HALF YEAR FINANCIAL RESULTS ENDED 31 DECEMBER 2014

The Board of Directors (the “**Board**”) of China Yuanbang Property Holdings Limited (the “**Company**” or together with its subsidiaries, the “**Group**”) refers to its first quarter results ended 30 September 2014 released via the SGXNet on 10 November 2014 wherein it was stated that the Group was confident that the certification procedures for 4 out of the 10 residential blocks of the Group’s Xilang project namely Ming Yue Shui An (明月水岸), will be completed by the second quarter of its financial year ended 31 December 2014.

Due to an unexpected delay of the certification procedures in China, the Group had managed to obtain the necessary certification for 1 residential block to-date, instead of 4 residential blocks as reported previously. As a result, the Group’s revenue for the second quarter (“2QFY2015”) and half year financial results ended 31 December 2014 (“1HFY2015”) will be lower compared to the previous corresponding periods. The Group is therefore expected to report a loss before tax for 2QFY2015 and 1HFY2015.

Further details of the Group’s financial performance will be disclosed when the Company announces its unaudited financial results for 2QFY2015 and 1HFY2015 in due course.

By Order of the Board

Stephen Chong Ching Hoi
Chief Financial Officer/Company Secretary

3 February 2015