

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

(Incorporated in Bermuda)

(Co.Reg. No.: 39247)

PROFIT WARNING ANNOUNCEMENT FOR THE FULL YEAR RESULTS ENDED 30 JUNE 2015

The Board of Directors (the “**Board**”) of China Yuanbang Property Holdings Limited (the “**Company**” or together with its subsidiaries, the “**Group**”) refers to its third quarter and nine months results ended 30 September 2015 released via the SGXNet on 12 May 2015 wherein it was stated that barring any unforeseen circumstances, the Group expected to receive the necessary certifications for the remaining 6 residential blocks under the Group’s Xilang project namely Ming Yue Shui An (明月水岸).

Due to an unexpected delay of the certification procedures, the Group is not able to handover the pre-sold residential units to buyers and recognize the proceeds as revenue for FY2015. As a result, the Group is expected to register a loss before tax for its full year results ended 30 June 2015 (“FY2015”), compared to a profit before tax for the previous corresponding period.

Further details of the Group’s financial performance will be disclosed when the Company announces its unaudited financial results for FY2015 on or before 29 August 2015.

By Order of the Board

Stephen Chong Ching Hoi
Chief Financial Officer/Company Secretary

4 August 2015