

**DEBAO PROPERTY DEVELOPMENT LTD.**  
(Incorporated in Singapore on 16 August 2007)  
(Registration Number: 200715053Z)

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**PROFIT WARNING FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016**

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The Board of Directors (the “**Board**”) of Debao Property Development Ltd. (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce that, following a preliminary assessment of the Group’s unaudited financial results for the financial year ended 31 December 2016 (“**FY2016**”), the Board would like to advise the shareholders that the Group is expected to report a loss in FY2016.

The loss in FY2016 was mainly attributable to lower profit margin from the sale of residential buildings and foreign exchange loss arising from the depreciation of RMB against USD, which resulted in an increase in translation loss recognised on the foreign currency denominated loans of the Company.

The Group is in the process of finalising its financial results for FY2016. Further details of the Group’s financial results will be disclosed when the Company announces its unaudited financial results for FY2016 on or before 28 February 2017.

In the meantime, shareholder and potential 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 stockbrokers, bank managers, solicitors, accountants or other professional advisers.

By Order of the Board

Yuan Le Sheng  
Executive Chairman and CEO  
20 February 2017