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ZHONG AN REAL ESTATE LIMITED

眾安房產有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 672)

POSITIVE PROFIT ALERT

This announcement is made by Zhong An Real Estate Limited (the “**Company**” and, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcement issued by the Company on 22 July 2013, the board of directors of the Company (the “**Board**”) reported that the Group expects to record a very substantial increase in its profit attributable to owners of the Company (the “**Profit**”) for the six months ended 30 June 2013 (the “**Period**”) as compared to the Profit for the corresponding period in 2012.

Based on the unaudited consolidated management accounts of the Group for the Period and the assessment of the Board, the magnitude of the increase in the Profit is expected to be approximately 13 times as compared to that for the corresponding period of 2012. The remarkable increase is primarily attributable to:

- the significant increase in the total gross floor area of the Group sold and delivered to its customers during the Period, which is estimated to be up by approximately 180% as compared to that for the corresponding period of 2012; and
- the increase in fair value of the Group’s investment properties, which was revalued as at 30 June 2013 and is estimated to be up by approximately 17 times as compared to that for the corresponding period of 2012, due to the addition of new investment properties during the Period.

This announcement is based on the latest available information to the Company, including the Group's unaudited consolidated management accounts of the Group for the Period, which is subject to adjustments and finalization, and has not been reviewed or audited by the Company's auditors.

The Company is in the process of finalizing the interim results of the Group for the Period. Shareholders and potential investors should refer to the interim results of the Company for the Period, which is currently expected to be announced on 15 August 2013, for details of the performance of the Group.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board of
Zhong An Real Estate Limited
Shi Kancheng
Chairman

The PRC, 9 August 2013

As at the date of this announcement, the executive directors of the Company are Mr Shi Kancheng, Mr Lou Yifei, Ms Shen Tiaojuan and Mr Zhang Jiangang and the independent non-executive directors of the Company are Professor Pei Ker Wei, Dr Loke Yu and Mr Zhang Huaqiao.