

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



PROFIT WARNING

This announcement is made by Dowell Property Holdings Limited (the “Company”, 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).

For the nine months ended 31 December 2012, the Group recorded a one-off gain on disposal of coal mining project and relatively large fair value gain of investment property. Due to the absence of these exceptional gains this year, the Group expects to record a significant decrease in the profit before tax for the year ended 31 December 2013 as compared to that for the nine months ended 31 December 2012. Although this is within the expectation of the market, the Board wishes to inform the shareholders of the Company and potential investors of this to give them a timely reminder when dealing in the shares of the Company.

The Board considers that the Group’s overall operation remains sound, and financial position remains healthy.

The Company is still in the process of preparing and completing the final results of the Group for the year ended 31 December 2013 (the “Final Results”). The information in this announcement represents a preliminary assessment based on the information currently available to the Board, which has not yet been finalized. The Final Results is expected to be announced in late March 2014.

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

Yours faithfully,
For and on behalf of the Board
Dowell Property Holdings Limited
Chen Yang
Chief Executive Officer

Hong Kong, 18 March 2014

As at the date of this announcement, the Board comprises Mr. Lo Siu Yu (Chairman), Ms. Luo Shaoying (Vice Chairman), Mr. Chen Yang (Chief Executive Officer) and Mr. Yang Yong Xi as executive Directors; and Mr. Wang Xiaobo and Mr. Qin Hong as non-executive Directors; and Mr. Chan Ying Kay, Dr. Zhu Wenhui and Mr. Wang Jin Ling as independent non-executive Directors.