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CENTURY GINWA RETAIL HOLDINGS LIMITED

世紀金花商業控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock code: 162)

PROFIT WARNING

This announcement is made by Century Ginwa Retail Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) (the “**SFO**”).

Based on the preliminary review of the management accounts of the Group for the 6-month period ended 30 June 2014 and information currently available, the Board wishes to inform shareholders and potential investors that profit for the period and profit attributable to equity shareholders of the Company are expected to record decrease by approximately 50% as compared with that for the corresponding period ended 30 June 2013. The Board believes that it is due to a decline in both turnover and gain in the valuation of an investment property and an increase in finance costs and staff costs as compared with the same period last year. The decrease in turnover is estimated to be within 10% as compared to the same period last year and was attributable to the slowdown of the retail market in the PRC. The gain in the valuation of an investment property is estimated to drop by approximately 15%. The gain is non-cash in nature and will not have material negative impacts on the cash flow and business operation of the Group. Finance costs and staff costs increased by approximately 65% and 15% over the same period last year respectively.

The Company is still in the process of finalizing the interim results for the period ended 30 June 2014. The interim results of the Group for the period ended 30 June 2014 remain subject to finalization and necessary adjustments, where necessary. The information contained in this announcement is only based on the preliminary assessment by the Company’s management according to the consolidated management accounts of the Group, and is not based on any figures or information that has been audited or reviewed by the Company’s auditors. The information contained in this announcement may be different from the interim financial information to be published. Details of the Group’s interim results for the period ended 30 June 2014 are expected to be announced in August 2014.

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

On behalf of the Board
Century Ginwa Retail Holdings Limited
Choon Hoi Kit, Edwin
Chief Executive Officer

Hong Kong, 4 August 2014

As at the date of this announcement, the Board comprises four executive directors, being Mr. Wu Yijian, Mr. Qiu Zhongwei, Mr. Choon Hoi Kit, Edwin and Mr. Sha Yingjie; two non-executive directors, being Mr. Qu Jiaqi and Mr. Chen Shuai; and three independent non-executive directors, being Mr. Chan Wai Kwong, Peter, Mr. Tsang Kwok Wai and Ms. Li Ling.