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CHINA PROPERTIES GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1838)

DELAY IN DESPATCH OF 2019 ANNUAL REPORT

Reference is made to the announcement of China Properties Group Limited (the “**Company**”) in relation to the unaudited annual results announcement of the Company and its subsidiaries (the “**Group**”) for the year ended December 31, 2019 (the “**Announcement**”) dated March 30, 2020.

As disclosed in the Announcement, due to the impact of the COVID-19 coronavirus outbreak, the Company’s auditors have not fully completed the auditing process for the annual results for the year ended December 31, 2019. In light of the recent development of the COVID-19 coronavirus and progress of the auditing process, the Company expects that additional time is required for the completion of the audit. As such, the publication and despatch of the annual report for the year ended December 31, 2019 (the “**Annual Report**”) will be delayed and the Company will not be able to despatch the Annual Report on or before April 30, 2020 according to Rule 13.46(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). However, in accordance with the “Further Guidance on the Joint Statement in relation to Results Announcements in light of the COVID-19 Pandemic” released on March 16, 2020 (“**Further Guidance**”) by The Securities and Futures Commission and the Stock Exchange, an issuer may defer the publication of the annual report initially for up to 60 days from the date of the Further Guidance if, among other things, on or before March 31, 2020, the issuer has published its preliminary results without its auditors’

agreement pursuant to the relevant joint statement released on February 4, 2020. Taking into account of the progress of the preparation of the audited annual results and the Annual Report, the Company expects to despatch the Annual Report to the shareholders of the Company on or before May 15, 2020.

By Order of the Board
CHINA PROPERTIES GROUP LIMITED
Dr. Wang Shih Chang, George
Chairman

Hong Kong, April 29, 2020

As at the date of this announcement, the Board of the Company comprises Dr. Wang Shih Chang, George, Mr. Wong Sai Chung and Mr. Xu Li Chang as executive directors, Mr. Kwan Kai Cheong as non-executive director and Mr. Warren Talbot Beckwith, Mr. Luk Koon Hoo and Dr. Garry Alides Willinge as independent non-executive directors.