KINGWELL GROUP LIMITED
京維集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1195)

PROFIT WARNING

This announcement is made by Kingwell Group 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 Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the five months ended 30 November 2013 (the "**Relevant Period**"), the Group is expected to report a significantly lower revenue due to decrease in sales in property development business, and an increase in the loss as a result of a much small profit contribution from property development business, for the Relevant Period as compared with the corresponding period in year 2012.

The Board currently anticipates that the operating results of the Group for December 2013 (the "**Remaining Period**") will not be able to reverse the weak performance in the Relevant Period. Accordingly, it is expected that the loss for the period ending 31 December 2013 for the Group will increase as compared with the period ended 31 December 2012.

The information contained in this announcement is only based on a preliminary assessment by the Board with reference to the management accounts of the Group and on the information available for the time being, but not on any data or information audited or reviewed by the auditor of the Company. The unaudited interim results of the Group for the period ending 31 December 2013 are expected to be announced by the Company by the end of February 2014.

Shareholders and potential investors should exercise caution when dealing in the shares and other securities of the Company.

By Order of the Board
KINGWELL GROUP LIMITED
Hui Lung Hing
Executive Director

Hong Kong, 23 December 2013

As at the date of this announcement, the Board comprises Mr. Hui Lung Hing, Mr. Xiang Song, Mr. Sze Ming Yee, Mr. Lin Wan Xin, Ms. Xu Yue Yue and Mr. Yang Xue Jun as executive Directors, and Mr. Huang Jian Zi, Mr. Cheung Chuen and Ms. Wong Lai Wing as independent non-executive Directors.