保利置业
POLY PROPERTY

Poly Property Group Co., Limited
保 利 置 業 集 團 有 限 公 司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 119)

PROFIT WARNING

This announcement is made by Poly Property Group Co., Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) under Part XIVA of the Securities and Futures Ordinance (Cap. 571) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the "**Board**") of the Company wishes to inform the shareholders, bondholders and investors of the Company that the Group is expected to record a loss attributable to owners of the Company for the year ended 31 December 2015. Such expected loss was mainly attributable to the following reasons: (i) a decline in the gross profit due to decreased revenue and gross profit margin; (ii) an impairment loss on properties under development and properties held for sale; (iii) exchange loss due to devaluation of Renminbi; (iv) a decrease in gains from revaluation of investment properties; and (v) an increase in finance costs.

As the Company is still in the process of finalizing the results of the Group for the year ended 31 December 2015, the information contained in this announcement is only based on a preliminary assessment by the Group's management on the basis of the unaudited management accounts of the Group and the information available for the time being, but not on any data or information which has been audited or reviewed by the auditor of the Company. Details of the financial information and other operating details of the Group for the year ended 31 December 2015 will be disclosed in the annual results announcement of the Company which is expected to be published in late March 2016.

Shareholders, bondholders and potential investors of the Company should exercise caution when investing in or dealing in the securities of the Company.

By order of the Board
Poly Property Group Co., Limited
XUE Ming
Chairman

Hong Kong, 22 February 2016

As at the date of this announcement, the executive directors of the Company are Mr. Xue Ming, Mr. Han Qingtao, Mr. Wang Xu and Mr. Ye Li Wen, the non-executive director is Mr. Ip Chun Chung, Robert, and the independent non-executive directors are Mr. Choy Shu Kwan, Ms. Leung Sau Fan, Sylvia and Mr. Wong Ka Lun.