中駿置业

CHINA SCE PROPERTY HOLDINGS LIMITED
中 駿 置 業 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1966)

POSITIVE PROFIT ALERT
FOR THE YEAR ENDED 31 DECEMBER 2016

This announcement is made by China SCE Property Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board (the "**Board**") of directors (the "**Directors**") of the Company wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a substantial increase in profit attributable to owners of the parent for the year ended 31 December 2016 and such increase is expected to be not less than 100% as compared with that of last year. Such expected increase is primarily attributable to the substantial increase in the delivery of the properties of the Group and its joint ventures to its customers and the substantial increase in the fair value gains of investment properties of the Group and its joint ventures for the year ended 31 December 2016.

The information contained in this announcement is only based on the Board's preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2016 which have not been audited by the auditors of the Company nor reviewed by the audit committee of the Board. Shareholders of the Company and potential investors should read the Group's results announcement for the year ended 31 December 2016 carefully, which is expected to be published before the end of February 2017.

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

By order of the Board
China SCE Property Holdings Limited
Wong Chiu Yeung
Chairman

Hong Kong, 16 February 2017

As at the date of this announcement, the executive Directors are Mr. Wong Chiu Yeung, Mr. Chen Yuanlai, Mr. Cheng Hiu Lok and Mr. Huang Youquan, and the independent non-executive Directors are Mr. Ting Leung Huel Stephen, Mr. Lu Hong Te and Mr. Dai Yiyi.