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## **Sunshine 100 China Holdings Ltd**

**陽光100中國控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 2608)**

### **PROFIT WARNING**

This announcement is made by Sunshine 100 China Holdings Ltd (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 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders, bondholders and potential investors of the Company that, according to the information currently available to the Company, it is expected that a decrease of not less than 60% in the profit attributable to the shareholders for the year ended 31 December 2016 as compared to 2015 will be recorded.

The decrease of the profit for the year of the Company was mainly due to (1) a significant increase in the contracted sales value of 2016 as compared to 2015, leading to an increase in the selling expenses such as the selling commission and agency fee, while majority of the corresponding contracted sales income has not been recognised in 2016; (2) delivery of certain properties in 2016 with lower gross profit margin, leading to a decrease in the gross profit of the Group; and (3) the negative effect of the change in exchange rate of RMB against USD on the offshore USD-denominated bonds of the Company in 2016.

The information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the consolidated management accounts of the Company and other information currently available to the Company, which has not been fully reviewed by the Company's auditors. Annual results for the year ended 31 December 2016 to be disclosed in the annual results announcement of the Company shall prevail.

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

By Order of the Board  
**Sunshine 100 China Holdings Ltd**  
**Yi Xiaodi**  
*Chairman and Executive Director*

Beijing, the PRC  
10 March 2017

*As at the date of this announcement, the executive directors of the Company are Mr. Yi Xiaodi and Mr. Fan Xiaochong, the non-executive directors of the Company are Ms. Fan Xiaohua and Mr. Wang Gongquan, and the independent non-executive directors of the Company are Mr. Gu Yunchang, Mr. Ng Fook Ai, Victor and Mr. Wang Bo.*