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 SIX MONTHS ENDED 30 JUNE 2017

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 (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) 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 substantial increases in core profit attributable to owners of the parent and profit attributable to owners of the parent for the six months ended 30 June 2017 and such increases are expected to be not less than 100% and 50%, respectively, as compared to those of the corresponding period in 2016. Such expected increases are primarily attributable to the substantial increase in the delivery of the properties to its customers and the improved gross profit margin from the recognised property sales of the Group for the six months ended 30 June 2017.

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 six months ended 30 June 2017 and the information currently available to the Board, which is not based on any figures or information audited or reviewed by the Company's auditors nor confirmed or reviewed by the audit committee of the Company. Shareholders of the Company and potential investors should read the Group's results announcement for the six months ended 30 June 2017 carefully, which is expected to be published before the end of August 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, 2 August 2017

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