Overseas Chinese Town (Asia) Holdings Limited
華 僑 城（亞洲）控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 03366)

PROFIT WARNING

This announcement is made by Overseas Chinese Town (Asia) 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 Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Company wishes to inform its shareholders and potential investors that based on the preliminary estimation by the Company and the unaudited consolidated management accounts of the Group for the six months ended 30 June 2017 (the "**2017 Interim Period**") currently available to the Company, the profit attributable to shareholders of the Company for the 2017 Interim Period is expected to record an significant decrease as compared to the same period in 2016. The estimated decrease is primarily because of Beijing Guangying Residential Property Development Limited (北京廣盈房地產開發有限公司), an associate of the Company, has entered into the winding up stage, therefore resulting in the significant drop in the share of profits of associates attributable to the Company. Excluding the effect of the aforesaid share of profits of associates attributable to the Company, it is expected that the profit attributable to shareholders of the Company for the 2017 Interim Period will record an increase over the same period in last year.

The Group is still in the course of preparing its financial statements for the 2017 Interim Period. The above estimated results for the 2017 Interim Period contained in this announcement are based on the Company's preliminary estimates on the unaudited consolidated management accounts of the Group and have not been audited or reviewed by the Company's auditors. The specific and accurate financial figures will be officially disclosed in the 2017 interim results announcement to be published by the Company on 15 August 2017.

Shareholders of the Company and the public investors are reminded to exercise caution when dealing in the shares of the Company.

By order of the Board
Overseas Chinese Town (Asia) Holdings Limited
He Haibin
Chairman

Hong Kong, 7 August 2017

As at the date of this announcement, the Board comprises seven Directors, namely: Mr. He Haibin, Ms. Xie Mei and Mr. Lin Kaihua as executive Directors; Mr. Zhang Jing as non-executive Director; Mr. Lu Gong, Ms. Wong Wai Ling, and Professor Lam Sing Kwong Simon as independent non-executive Directors.