大中華地產控股有限公司
GREAT CHINA PROPERTIES HOLDINGS LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 21)

PROFIT WARNING

This announcement is made by Great China Properties Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2)(a) 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 in the Listing Rules) of Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**").

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company and potential investors that based on information that is currently available, the Group is expected to record a substantial increase in loss for the six months ended 30 June 2017 as compared to the loss for the six months ended 30 June 2016 due to the exchange loss arose from the translation of the Group's financial liabilities.

The Company is still in the process of finalizing the Group's interim results for the six months ended 30 June 2017. The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the information currently available to the Group which has not been audited or reviewed by the Company's auditors. Further details of the Group's financial results and performance for the six months ended 30 June 2017 will be disclosed in the interim results announcement of the Company, which is expected to be announced on 29 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
Great China Properties Holdings Limited
Huang Shih Tsai
Chairman

Hong Kong, 28 August 2017

As at the date of this announcement, the Board comprises two Executive Directors, namely Mr. Huang Shih Tsai (Chairman) and Ms. Huang Wenxi (Chief Executive Officer), three Independent Non-executive Directors, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum.

Please also refer to the published version of this announcement on the Company's website http://www.greatchinaproperties.com.