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SINO HARBOUR HOLDINGS GROUP LIMITED
漢港控股集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1663)

PROFIT WARNING

This announcement is made by Sino Harbour Holdings Group 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 (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Directors**" and the "**Board**", respectively) would like to inform the shareholders of the Company (the "**Shareholders**") and potential investors that the Group expects to record a significant decline in its profit for the year ended 31 March 2018 (the "**Year**") as compared to its profit for the year ended 31 March 2017.

Based on the information currently available to the Company, the Board believes that such expected change was mainly attributable to the decline in turnover due to lower handover of the properties during the Year. As the Group is primarily engaged in property development business, revenue recognition is dependent on the launch of new projects and completion of handover of the property units that are sold. Consequently, revenue and profit for the Group, when looking across the year, would appear irregular. The Board expects that the launch of Han Zhi Yun Commercial Centre (漢之昀商業中心) in the second half of 2018 would generate cash inflows for the Group.

The Company is in the process of finalizing the annual results of the Group for the Year. The information contained in this announcement (the "**Present Information**") is only based on a preliminary assessment by the Board of the unaudited consolidated management accounts of the Group for the Year and the information currently available to the Company. The Present Information is not based on any figures or information that has been audited or reviewed by the Company's independent auditor. Details of the Group's results will be disclosed as and when the audited annual results of the Group for the Year is announced on 25 May 2018.

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

By order of the Board
Sino Harbour Holdings Group Limited
SHI Feng
Deputy Chairman, Executive Director
and Chief Executive Officer

Hong Kong, 21 May 2018

As at the date of this announcement, the Board comprises seven Directors, including three executive Directors, namely Mr. SHI Feng (Deputy Chairman and Chief Executive Officer), Mr. WONG Lui and Ms. GAO Lan; one non-executive Director, namely Ms. CHAN Heung Ling (Chairlady); and three independent non-executive Directors, namely Mr. XIE Gang, Mr. LEE Man To and Ms. ZHANG Juan.