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## **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**

This announcement is made by China SCE Property 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) 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 (the “**Shareholders**”) and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2018 and other information currently available to the Board, the Group is expected to record a substantial increase in profit attributable to owners of the parent for the six months ended 30 June 2018 and such increase is expected to be not less than 70% as compared with that of last year. Such expected increase is primarily attributable to the increase in the delivery of the properties of the Group to its customers, the increase in gross profit margin of such properties and the increase in the fair value gains of investment properties of the Group’s joint venture for the six months ended 30 June 2018.

The information contained in this announcement is only based on the Board’s preliminary review of the consolidated management accounts of the Group for the six months ended 30 June 2018 and the information currently available, which have not been audited by the auditors of the Company nor reviewed by the audit committee of the Board and may be subject to adjustments. Details of the financial information and performance of the Group for the six months ended 30 June 2018 will be disclosed in the interim results announcement of the Company for the six months ended 30 June 2018, which is expected to be published before the end of August 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  
**China SCE Property Holdings Limited**  
**Wong Chiu Yeung**  
*Chairman*

Hong Kong, 14 August 2018

*As at the date of this announcement, the executive directors of the Company 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.*