Xinchengyue Holdings Limited
新城悅控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1755)

POSITIVE PROFIT ALERT

This announcement is made by Xinchengyue Holdings Limited (the "**Company**" and 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 under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**Inside Information Provision**").

The board of directors (the "**Board**") of the Company wishes to inform the shareholders and potential investors of the Company that, based on the preliminary review of the latest available unaudited management accounts of the Group, it is expected that the Group's consolidated net profit attributable to equity holders of the Company for the year ended December 31, 2018 will have an increment of at least 90% as compared with that for the year ended December 31, 2017 (the corresponding period in 2017: RMB73.4 million). Such increase was mainly attributable to (1) the increase in area of properties under management by the Group; and (2) the growth in revenue from value added services.

As the Company is still in the process of preparing and finalizing the annual results of the Group for the year ended December 31, 2018, the information contained in this announcement is only based on the preliminary assessment by the Company on the unaudited consolidated management accounts of the Group which have not been reviewed or audited by the Company's auditors and the actual results for the Group may be different from those disclosed in this announcement. The Company will make further disclosure in accordance with the Listing Rules and the Inside Information Provision, if required. Shareholders and potential investors of the Company should read the Group's annual results announcement for the year ended December 31, 2018 carefully which is expected to be published before end of March 2019.

Since the management accounts of the Company are not yet audited, shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
Xinchengyue Holdings Limited
Qi Xiaoming
Chairman
Executive Director
Chief Executive Officer

Hong Kong, February 18, 2019

As at the date of this announcement, the board of Directors comprises Mr. Qi Xiaoming, Ms. Wu Qianqian and Mr. Lan Ziyong as executive Directors, Mr. Wang Zhenhua, Mr. Lv Xiaoping and Mr. Lu Zhongming as non-executive Directors, and Ms. Zhang Yan, Mr. Zhu Wei and Mr. Xu Xinmin as independent non-executive Directors.