Fortune Sun (China) Holdings Limited
富陽（中國）控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 00352)

PROFIT WARNING

This announcement is made by Fortune Sun (China) 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 of the 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 Company for the six months ended 30 June 2019 (the "**Period**") and currently available information, the Company expects to record a significant increase in its loss attributable to owners of the Company for the Period as compared with the corresponding period in 2018.

The increase in loss attributable to the owners of the Company is mainly due to the significant decrease in revenue as compared with the corresponding period in 2018, mainly resulting from the sharp decline in demand from the primary property markets in some of the second and third tier cities in the People's Republic of China (the "**PRC**") mainly as a result of the recent trade war between the PRC and the United States.

The Company is still in the process of finalising the consolidated interim results of the Group for the Period. The information contained in this announcement is only an assessment by the management of the Company based on currently available information and such information has not yet been audited or confirmed by the Company's auditors. The consolidated interim results of the Group for the Period are expected to be announced before the end of August 2019. Shareholders and potential investors of the Company are advised to read the Company's interim results announcement with care when it is published.

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

By order of the Board
Fortune Sun (China) Holdings Limited
Chiang Chen Feng
Chairman

Hong Kong, 6 August 2019

As at the date of this announcement, the executive Directors are Mr. Chiang Chen Feng, Ms. Chang Hsiu Hua and Mr. Han Lin; the non-executive Director is Ms. Lin Chien Ju; and the independent non-executive Directors are Mr. Cui Shi Wai and Mr. Lam Chun Choi and Mr. Chow Yiu Ming.