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Sunshine 100 China Holdings Ltd

陽光100中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2608)

POSITIVE PROFIT ALERT

This announcement is made by Sunshine 100 China Holdings Ltd (the “**Company**”, 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 and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders, bondholders and potential investors of the Company that, according to the preliminary review of the unaudited consolidated management accounts of the Group and other information currently available to the Company, it is expected that the profit of the Group for the year ended 31 December 2019 will exceed RMB2.2 billion, i.e. an increase by more than 8 times as compared with the corresponding period of 2018. As the Group started to achieve success with its business transformation, the source of profit became more diversified, and the expected increase was mainly due to the gain from the disposal of interest in the residential sector under the Arles Town project development, and secondarily because of the increase in gross profit from the sales of non-residential core products for the period.

The information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the consolidated management accounts of the Company and other information currently available to the Company, which has not been fully reviewed by the Company’s auditors. Details about the financial information for the year ended 31 December 2019 to be disclosed in the annual results announcement of the Company shall prevail.

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

By Order of the Board
Sunshine 100 China Holdings Ltd
Yi Xiaodi
Chairman and Executive Director

Beijing, the PRC
3 March 2020

As at the date of this announcement, the executive directors of the Company are Mr. Yi Xiaodi and Mr. Fan Xiaochong, the non-executive directors of the Company are Ms. Fan Xiaohua and Mr. Wang Gongquan, and the independent non-executive directors of the Company are Mr. Gu Yunchang, Mr. Ng Fook Ai, Victor and Mr. Wang Bo.