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POSITIVE PROFIT ALERT

This announcement is made by China Uptown Group Company 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 (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 (the “Board”) of the Company wishes to inform the shareholders of the Company and potential investors that based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2016 (the “Preliminary Assessment”), it is expected that the Group would have a significant growth in the turnover and improvement in the annual results for the year ended 31 December 2016 as compared to the same for the corresponding period in 2015.

The expected growth of the turnover and improvements of annual results of the Group were mainly attributable to the recognition of the sales of Phase I of the Group’s property project in Maoming, the People’s Republic of China in the second half of the year 2016.

This announcement is based only on the Company's preliminary assessment of its unaudited consolidated management accounts of the Group and is not based on any figures or information audited or reviewed by the Company's independent auditors. The Company is still in the process of finalising the Groups results for the year ended 31 December 2016. The annual results of the Group for the year ended 31 December 2016 are expected to be released by the end of March 2017. Shareholders of the Company and potential investors are advised to read the annual results announcement of the Company when it is published.

Shareholders and potential investors should exercise due care in their dealing in the shares of the Company.

By order of the Board
China Uptown Group Company Limited
Fu Lui
Company Secretary

Hong Kong, 3 March 2017

As at the date of this announcement, the executive Directors are Mr. Liu Feng, Mr. Chen Xian, Mr. Lau Sai Chung, Ms. Xia Dan and Mr. Liu Zhongxiang and the independent non-executive Directors are Mr. Poon Lai Yin, Michael, Ms. Li Jiansheng and Mr. Char Shik Ngor, Stephen.