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PROFIT WARNING

This announcement is made by China Uptown Group Company Limited (the “Company”) and together with its subsidiaries (collectively referred to as the “Group”) pursuant to the provisions of Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of directors (the “Board”) of the Company wishes to inform the shareholders of the Company and potential investors that based on its preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2018 (“Preliminary Review”), it is expected that the Group would record a loss and a substantial decline in revenue, as compared to the same in the corresponding period in 2017.

The Group recorded a loss and significant decline in revenue that is mainly due to the following reasons:

- (i) The majority of Phase 1 & 2 of the Groups property (the “Maoming Project”) in Maoming City in the Guangdong Province, the People’s Republic of China was completed and recognised as revenue during the year ended 2016 and the year ended 2017. The Phase 3 of the Maoming Project is still in pre-sale stage and scheduled to be completed in late 2018. As the result, the revenue and profit attributed to sales of properties decreased significantly; and
- (ii) During the first six months of the year, no revenue is attributed to trading of raw sugar due to the underperforming market of raw sugar.

This profit warning announcement is based only on the Company’s preliminary assessment of its unaudited consolidated management accounts of the Group, which are subject to finalisation and review by the Board and the Company’s auditor. The full interim results of the Group for the six months ended 30 June 2018 are expected to be released by the end of August 2018. Shareholders of the Company and potential investors are advised to read the interim 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, 10 August 2018

As at the date of this announcement, the executive Directors are Mr. Liu Feng, Mr. Chen Xian, Mr. Lau Sai Chung 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.

In the event of any inconsistency, the English text of this announcement shall prevail over the Chinese text.