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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 review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2019 (the “Preliminary Review”), it is expected that the Group would have a significant growth in the revenue and improvement of results for the six months ended 30 June 2019 as compared to the same corresponding period in 2018.

The expected growth of the revenue and improvements of results of the Group were mainly attributable to the recognition of the sales of Phase III of the Group’s property project located in Maoming, the People’s Republic of China in the first half of 2019. Based on the Preliminary Review, the Group is expected to record a revenue of not less than RMB500 million (2018: RMB23 million) and a profit for the six months ended 30 June 2019.

This positive profit alert 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 2019 are expected to be released by the end of August 2019. 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, 1 August 2019

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.