



# 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: 352)

## PROFIT WARNING

This Announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to inform the shareholders of the Company and potential investors in the Company that continuance of the current global economic and financial downturn has significantly affected the sentiment in the PRC property market and resulted in extremely sluggish market conditions. The Group's revenue is expected to decline in the second half of 2008 as compared to the corresponding period in 2007. As a result, the Group is expected to continue to record a loss for the second half of 2008 after recording a loss in the first half of 2008. It is estimated that the Group will suffer a substantial loss for the whole year of 2008 as compared to 2007.

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

This announcement is made by Fortune Sun (China) Holdings Limited (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 ("**Listing Rules**").

The Board (the "**Board**") of Directors of the Company wishes to inform the shareholders of the Company and potential investors that for the reasons disclosed in this announcement, it is estimated that the continuing decline in the Group's revenue in the second half of 2008 will cause the Group to record a further loss in the second half of 2008.

The Group is principally engaged in the provision of property consultancy and agency services for the primary property market in the People's Republic of China (the "**PRC**"). The continuance of the current global economic and financial downturn has significantly affected the sentiment in the PRC property market and resulted in extremely sluggish market conditions. The ongoing adverse financial and economic conditions are having a negative impact on most aspects of the Group's business activities, and the aggregate gross floor areas of various properties sold under our comprehensive property consultancy and agency projects has dropped tremendously as compared to the comparative figures in the second half of 2007. As a result, the operating performance of the Group for the year ending 31 December 2008 is expected to decline substantially as compared with that for the year ended 31 December 2007. It is expected that a substantial loss for the Group for the year ending 31 December 2008 will be recorded.

The process of finalising the Group's audited results for the year ending 31 December 2008 will be conducted after the financial year end. The Company has not yet quantified precisely the drop in revenue and the amount of loss. The information contained in this announcement is only a preliminary assessment by the management of the Company and it is not based on any figures or information which has been audited by the Company's auditor. Investors are advised to read carefully the announcement for the audited annual results of the Company for the year ending 31 December 2008 which is expected to be published in April 2009.

**In the meantime, shareholders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.**

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

Hong Kong, 23 December 2008

*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. Ng Wai Hung, Mr. Cui Shi Wei, and Dr. Cheng Chi Pang.*