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BUILD KING HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 00240)

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 that based on the Company's preliminary review of the unaudited consolidated management accounts of the Group, which have not been reviewed or audited by the Company's auditor, and information currently available to the Company, it is expected that the Group may report a significant decline in the profit of the Group for the year ended 31 December 2010 as compared to the profit for the corresponding year in 2009.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

This announcement is made by Build King Holdings Limited (the "Company") pursuant to 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 the directors of the Company (the "Board") wishes to inform the shareholders of the Company and potential investors that based on the Company's preliminary review of the unaudited consolidated management accounts of the Company and its subsidiaries (the "Group"), and information currently available to the Company, it is expected that the Group may report a significant decline in the profit of the Group for the year ended 31 December 2010 as compared to the profit for the corresponding year in 2009.

The Board believes that the expected decline in the Group's profit for 2010 is primarily due to the factors described below:

(I) New Projects

The projects successfully awarded in 2010 are on average larger in contract sum than previous years and the contract periods usually range from three to five years. Therefore, these new projects are now still in initial stage and the profit is not recognized for the year 2010.

(II) Increase of corporate administrative expenses

The increase of corporate overhead is mainly because, in view of booming construction market, we have employed significant resources in tendering, business development as well as strengthening the professional staff team.

(III) Changes in fair value of held-for-trading investments

The increase in fair value of held-for-trading investments in 2010 is much less than the increase in 2009.

The outstanding value of works of the Group have increased to HK\$3.5 billion as at the date of this announcement from HK\$2.4 billion (as reported in 2009 Annual Report). With the increasing contract on hand and booming construction market, the Board is optimistic and believes that the decline in the Group's profit for 2010 will be reversed in future years.

The Group is still in the process of finalizing the Group's results for the year ended 31 December 2010. The information contained in this announcement is only based on the Company's preliminary review of the unaudited consolidated management accounts of the Group, which have not been reviewed or audited by the Company's auditor. The audited results of the Group for the year ended 31 December 2010 will be announced as soon as practicable and the related Annual Report 2010 will be published thereafter.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Build King Holdings Limited
Chang Kam Chuen, Desmond
Company Secretary

Hong Kong, 21 January 2011

As at the date hereof, the Board comprises two executive directors, namely Mr. Zen Wei Peu, Derek and Mr. Chang Kam Chuen, Desmond, three non-executive directors, namely Mr. David Howard Gem, Dr. Cheng Chi Pang, Leslie and Mr. Chan Chi Hung, Anthony, and three independent non-executive directors, namely Dr. Chow Ming Kuen, Joseph, Mr. Ng Chi Ming, James and Mr. Ho Tai Wai, David.