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**XIWANG PROPERTY HOLDINGS COMPANY LIMITED**

**西王置業控股有限公司\***

*(Incorporated in Bermuda with limited liability)*

(Stock Code: 2088)

## **PROFIT WARNING**

This announcement is made by Xiwang Property Holdings Company 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 (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited management accounts of the Group for the year ended 31 December 2017 and information currently available to the Board, the Group is expected to record a consolidated net loss approximately between RMB5 million to RMB10 million for the year ended 31 December 2017. This is mainly attributable to one-off cost incurred for the property project during the year of 2017.

Despite the expected consolidated net loss of the Group for the year ended 31 December 2017, the financial position of the Group remains strong. The unaudited consolidated net asset value as at 31 December 2017 is more than RMB500 million. The Group does not have any external borrowing as at 31 December 2017.

\* *For identification purpose only*

The Company is still in the process of finalising the results of the Group for the year ended 31 December 2017. The information contained in this announcement is only a preliminary assessment made by the Board based on unaudited management accounts of the Group for the year ended 31 December 2017 which have not been audited or reviewed by the Company's auditors, and is subject to finalization and adjustments. Further details and the financial results of the Group for the year ended 31 December 2017 will be disclosed when the Group publishes its annual results which is expected to be released in March 2018.

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

By Order of the Board  
**Xiwang Property Holdings Company Limited**  
**WANG DI**  
*Chairman*

Hong Kong, 22 February 2018

As at the date of this announcement, the Board comprises the following Directors:

*Executive Directors:*

Mr. WANG Jin Tao  
Mr. WANG Wei Min

*Independent non-executive Directors:*

Mr. WONG Kai Ming  
Mr. WANG An  
Mr. WANG Zhen

*Non-executive Directors:*

Mr. WANG Di  
Mr. WANG Yong  
Mr. SUN Xihu

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