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## **NEW CITY DEVELOPMENT GROUP LIMITED**

### **新城市建設發展集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 0456)**

### **PROFIT WARNING**

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a decrease in profit for the year ended 31 December 2015 as compared to the profit for the year ended 31 December 2014.

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

This announcement is made by New City Development Group 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”) 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 of directors of the Company (the “Board”) wishes to inform the shareholders of the Company and potential investors that based on the Board’s preliminary assessment of the unaudited management accounts of the Company and its subsidiaries (together, the “Group”), the Group expects to record a decrease in profit for the year ended 31 December 2015 as compared to that of the year ended 31 December 2014. The decrease was mainly due to, including but not limited to, (i) the decrease in rental income and related management service income, and gross profit due to the softening of the macro-economic environment in the PRC, (ii) the written-off prepaid service charge for the bank loan, (iii) the decrease in fair value gains on investment properties, and (iv) the increase in the foreign exchange loss related to devaluation in Renminbi.

The Company is still in the process of finalising the Group's annual results for the year ended 31 December 2015. The information contained in this announcement is only a preliminary assessment by the Company based on the unaudited management accounts of the Group for the year ended 31 December 2015 which has not been confirmed nor audited by the Company's auditors.

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

By the order of Board  
**New City Development Group Limited**  
**Han Junran**  
*Chairman*

Hong Kong, 7 March 2016

*As at the date of this announcement, the Board comprises (i) three executive Directors, namely Mr. Han Junran (Chairman), Mr. Fu Yiu Kwong and Mr. Luo Min and (ii) four independent non-executive Directors, namely Mr. Chan Yiu Tung, Anthony, Mr. Seto Man Fai, Dr. Ouyang Qingru and Mr. Zheng Qing.*