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Kong Shum Union Property Management (Holding) Limited

港深聯合物業管理（控股）有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8181)

POSITIVE PROFIT ALERT

This announcement is made by Kong Shum Union Property Management (Holding) Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 17.10(2) (a) of the Rules Governing the Listing of Securities on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited (the “**GEM 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 (the “**Board**”) of directors (the “**Director**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review on the unaudited financial information of the Group for the six months ended 30 September 2017 (the “**Period**”), it is expected that the Group will record a significant increase in the profits attributable to the Shareholders for the Period as compared to the unaudited consolidated interim results of the Group for the corresponding period in 2016, mainly due to, among the others, (i) interest income from the money lending business of approximately HK\$0.7 million (six months ended 30 September 2016: Nil); (ii) rental income from investment properties of approximately HK\$0.6 million (six months ended 30 September 2016: Nil); and (iii) share of profits of an associate of approximately HK\$5.4 million (six months ended 30 September 2016: Nil).

The Group is still in the process of finalizing its consolidated interim results for the Period. As such, the information contained in this announcement is made only based on the information currently available and the unaudited consolidated management accounts of the Group, which have not been finalized or reviewed by the audit committee of the Company and are subject to adjustments. The unaudited consolidated interim results of the Group for the Period are scheduled to be reviewed, approved and announced by the Board on 10 November 2017.

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

By Order of the Board of
Kong Shum Union Property Management (Holding) Limited
Eric TODD
Chairman

Hong Kong, 27 October 2017

As at the date of this announcement, the executive Directors are Mr. Eric Todd (Chairman), Mr. Lee Chin Ching, Cyrix and Mr. Ho Ying Choi and the independent non-executive Directors of the Company are Mr. Tso Siu Lun, Alan, Mr. Lam Kai Yeung and Mr. Lo Chi Ho, Richard.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the GEM website at www.hkgem.com on the “Latest Company Announcements” page for at least 7 days from the date of its posting and the Company’s website at www.kongshum.com.hk.