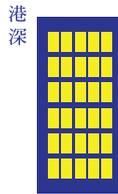


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Kong Shum Union Property Management (Holding) Limited

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)

INSIDE INFORMATION AND PROFIT WARNING

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 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 (as defined under the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors (the “**Board**”) 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 consolidated management accounts of the Group for the three months ended 30 June 2015, the Group expects to incur a loss for the three months ended 30 June 2015, as opposed to the profit recorded in the corresponding period in 2014. The loss is mainly attributable to the recognition of the share based payment expenses for the three months ended 30 June 2015 in relation to the share options granted to directors and consultants of the Company, which are non-cash and non-recurring in nature. If taking out the share based payment expenses, the Group’s operating profit for the three months ended 30 June 2015 will be slightly lower than the corresponding period in 2014.

The information in this announcement is only based on the information currently available to the management. The results of the Group for the three months ended 30 June 2015 have not been reviewed by the audit committee of the Company and are subject to finalization.

The unaudited first quarterly results of the Group for the three months ended 30 June 2015 are expected to be published on 11 August 2015.

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

By order of the Board
Kong Shum Union Property Management (Holding) Limited
Liu Dan
Chairman

Hong Kong, 7 August 2015

As at the date of this announcement, the Board comprises Mr. Liu Dan (Chairman and Chief Executive Officer), Mr. Ho Ying Choi, Mr. Shen Ka Yip, Timothy and Ms. Lai Sze Yau, Vivien as Executive Directors; Mr. Shum Lok To as Non-executive Director; and Mr. Bai Jin Rong, Mr. Chow Siu Lui and Mr. Tso Siu Lun, Alan as Independent Non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited 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 “Latest Company Announcements” page of the GEM website at www.hkgem.com for at least 7 days from the date of its publication and on the website of the Company at <http://www.kongshum.com.hk>.