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DAN FORM HOLDINGS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code : 271)

INSIDE INFORMATION ANNOUNCEMENT 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 SFO.

The Board wishes to inform the Shareholders and potential investors that **despite the Group's operating profit increases in the first half of the year 2016, due to the change in fair value of investment properties in accordance with Hong Kong Financial Reporting Standards, the Group is expected to record consolidated net loss for the Period as compared with the consolidated net profit for the corresponding period last year.** The information contained in this announcement is only based on a preliminary review of the management accounts of the Group for the Period and such accounts have not been reviewed or audited by the auditors of the Company.

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

This announcement is made by Dan Form Holdings Company Limited (“**Company**”) and together with its subsidiaries, (“**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) (“**SFO**”).

The board (“**Board**”) of directors (“**Directors**”) of the Company wishes to inform the shareholders of the Company (“**Shareholders**”) and potential investors that **the Group's operating profit increases in the first half of the year 2016, despite due to**

the change in fair value of investment properties in accordance with Hong Kong Financial Reporting Standards, there may result in a consolidated net loss. Based on a preliminary review of the management accounts of the Group for the six months ended 30 June 2016 (“**Period**”), the Group is expected to record a consolidated net loss for the Period as compared with its consolidated net profit for the corresponding period last year. Such estimated consolidated net loss is mainly attributable to the following events:

Increase of operating profit before change in fair value gain of the Group’s investment properties and share of results of associates is mainly due to the recording of non-recurring income .

However, the above favourable event is offset by the following unfavourable events:

- (1) decrease in fair value gain of the Group’s investment properties; and
- (2) share of results of associates from profits to loss mainly resulting from change in fair value gain of investment properties in associates to fair value loss.

The Group will strive to increase its operating profit. The Group will also continue to sell properties at Red Hill Peninsula held by the associate, improve its properties’ occupancy level and reduce its operating costs.

The information contained in this announcement is only based on a preliminary review of the management accounts of the Group for the Period and may be subject to subsequent changes, and such accounts have not been reviewed or audited by the auditors of the Company. The interim results announcement of the Group for the Period is expected to be published on or about 23 August 2016.

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

By Order of the Board
Dan Form Holdings Company Limited
Dai Xiaoming
Chairman

Hong Kong, 19 August 2016

As at the date of this announcement, the Board comprises Mr. Dai Xiaoming as Executive Director, Mr. Kenneth Hiu King Kon as Non-executive Director, Mr. Jesse Nai Chau Leung, Dr. Xiang Bing and Mr. Edward Shen as Independent Non-executive Directors.