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China New City Commercial Development Limited

中國新城市商業發展有限公司

*(incorporated in the Cayman Islands with limited liability)
(Stock code: 1321)*

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2)(a) 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, based on the preliminary assessment of the financial information currently available to the Board, the profit attributable to the equity holders of the Company for the six months ended 30 June 2015 is expected to decrease significantly as compared to that for the corresponding period in 2014, primarily due to no fair value gain upon transfer of completed properties to investment properties for the Period.

The information contained in this profit warning announcement is based on the unaudited consolidated accounts of the Group for the six months ended 30 June 2015.

SHAREHOLDERS AND POTENTIAL INVESTORS ARE ADVISED TO EXERCISE CAUTION WHEN DEALING IN THE SECURITIES OF THE COMPANY. IF IN DOUBT, THEY SHOULD CONSULT THEIR OWN PROFESSIONAL ADVISERS.

The announcement is made by China New City Commercial Development Limited (the “**Company**” and, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (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 “**SFO**”).

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 draft unaudited consolidated management accounts of the Group for the six months ended 30 June 2015 (the “**Period**”), the Group is expected to record a significant decrease in its profit attributable to the equity holders of the

Company for the Period as compared to that for the corresponding period in 2014. The expected decrease in the profit attributable to the equity holders of the Company for the Period is primarily due to, among other things, no fair value gain upon transfer of completed properties to investment properties for the Period.

The information contained in this announcement is based on the preliminary review and assessment based on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2015 and the information currently available to the Board, which is yet to be confirmed and finalized and is subject to the review by the Company's auditors. As such, the magnitude of the expected decrease in the Group's profit attributable to the equity holders of the Company for the Period is yet to be ascertained and is subject to change and finalization. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the Period, which is expected to be published by the end of August 2015.

SHAREHOLDERS AND POTENTIAL INVESTORS ARE ADVISED TO EXERCISE CAUTION WHEN DEALING IN THE SECURITIES OF THE COMPANY. IF IN DOUBT, THEY SHOULD CONSULT THEIR OWN PROFESSIONAL ADVISERS.

By Order of the Board
China New City Commercial Development Limited
中國新城市商業發展有限公司
Shi Kancheng
Chairman

The PRC, 11 August 2015

As at the date of this announcement, the Board comprises Mr. Dong Shuixiao, Ms. Jin Ni, Mr. Li Chu and Ms. Tang Yiyan, as executive directors; Mr. Shi Kancheng, as non-executive director; and Mr. Ng Sze Yuen, Terry, Mr. Xu Chengfa and Mr. Yim Chun Leung, as independent non-executive directors.