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China Greenland Broad Greenstate Group Company Limited

中國綠地博大綠澤集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1253)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the shareholders of the Company and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2018 and the data currently available to the Company, the Group is expected to record a significant decrease in the profit attributable to the owners of the Company of over 60% for the year ended 31 December 2018 as compared to the corresponding period in 2017.

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 China Greenland Broad Greenstate Group Company Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) 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 under the 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 and potential investors of the Company that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2018 and the data currently available to the Company, the Group is expected to record a significant decrease in the profit attributable to the owners of the Company of over 60% for the year ended 31 December 2018 as compared to the corresponding period in 2017. This is mainly attributable to the macroeconomic downturn, the cautious development of the industry in general, the slowdown of the launching of projects and one-off investment loss resulting from the sale of non-performing assets.

As the Group's consolidated results for the year ended 31 December 2018 have not been finalised, the data contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2018 and the data currently available to the Company, and such data has not been audited or reviewed by the Company's auditor. Details of the Group's financial information and performance will be disclosed in the annual results announcement of the Company, which is expected to be published on 27 March 2019.

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

By Order of the Board
China Greenland Broad Greenstate Group Company Limited
Wu Zhengping
Chairman and Executive Director

Shanghai, the People's Republic of China
15 March 2019

As at the date of this announcement, our executive directors are Mr. Wu Zhengping, Ms. Xiao Li, Ms. Zhu Wen and Ms. Chen Min and our independent non-executive directors are Mr. Dai Guoqiang, Dr. Jin Hexian and Dr. Chan Wing Bun.