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中國秦發集團有限公司  
**CHINA QINF A GROUP LIMITED**

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 00866)

**PROFIT WARNING**

The attached is the audited Consolidated Profit and Loss Account of the Company, (the "Company", together with its subsidiaries, the "Group") for the year ended 31 December 2016. The Group is listed on the Securities Exchange of Hong Kong Limited (the "Listing Rules") and is a constituent of the Hang Seng 100 Index (the "Index"). The Company is a constituent of the Hang Seng 100 Index (the "Index").

The Board (the "Board") and the Company's Directors (the "Directors") are advised that the Group's performance for the year ended 31 December 2016, as compared to the performance for the year ended 31 December 2015, is as follows: (i) the Group's revenue for the year ended 31 December 2016 is 90% of the revenue for the year ended 31 December 2015. Such a decrease in revenue is primarily due to the decrease in the Group's revenue from the sale of real estate development projects.

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

Bai Tao  
**China Qinfa Group Limited**  
**XU Da**  
Chairman

Given at Hong Kong, 3 March 2017

As at the date of this announcement, the Board comprises Mr. XU Da, Mr. BAI Tao and Ms. WANG Jianfei as the executive Directors, and Mr. HUANG Guosheng, Mr. LAU Sik Yuen and Mr. XING Zhiying as the independent non-executive Directors.