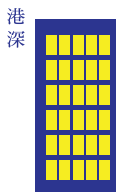


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Kong Shum Union Property Management (Holding) Limited

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)

POSITIVE PROFIT ALERT

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(2)(a) 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 under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Director**”) 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 2016 (the “**First Quarter of 2016**”), it is anticipated that the Group will record an unaudited consolidated profit attributable to owners of the Company of not less than HK\$1.0 million for the First Quarter of 2016, as compared to a loss attributable to owners of the Company of approximately HK\$2.66 million in the corresponding period in 2015 (the “**Expected Turnaround**”). The Expected Turnaround was mainly attributable to the decrease in administrative expenses and other operating expenses for the First Quarter of 2016 as no share-based payments for share options were incurred during such period.

The Company is in the process of finalizing its results for the First Quarter of 2016. The information contained in this announcement is only based on the information currently available and the unaudited consolidated management accounts of the Group, which have not been finalised or reviewed by the audit committee of the Company and are subject to adjustment.

The unaudited results of the Group for the First Quarter of 2016 are scheduled to be approved and announced by the Board on 8 August 2016.

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
Eric Todd
Chairman

Hong Kong, 2 August 2016

As at the date of this announcement, the executive Directors are Mr. Eric Todd (Chairman), Mr. Ho Ying Choi and Ms. Wu Yilin; the non-executive Director is Mr. Wong Kui Shing, Danny; and the independent non-executive Directors are Mr. Tso Siu Lun, Alan, Mr. Lam Kai Yeung and Mr. Lo Chi Ho, Richard.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules 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>.