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G·PROP
(HOLDINGS) LIMITED

G-PROP (HOLDINGS) LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 286)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the Shareholders and potential investors that the Group is expected to record a loss for the year ended 31st December, 2008 as compared to a profit for the year ended 31st December, 2007.

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

This announcement is made by G-Prop (Holdings) Limited (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company (the “Shareholders”) and potential investors that the Group is expected to record a loss for the year ended 31st December, 2008 as compared to a profit for the year ended 31st December, 2007. The Board attributes such loss to unrealized valuation losses on the Group’s investment properties as a result of the downturn of the property markets in Hong Kong, the unrealised exchange losses on the floating rate notes held by the Company which were denominated in Euro or U.S. dollar and the increase in effective interest expense on convertible bonds issued by the Company.

The Board considers that the cash flows of the Group will not be affected. The property investment business of the Group remains profitable for the year ended 31st December, 2008. Accordingly, the Board believes that the financial position of the Group remains sound.

The Company is in the process of preparing final results of the Group for the year ended 31st December, 2008. The information contained in this announcement is only based on information currently available to the Company and is not based on any figures or information that has been audited by the Company’s auditors. Details of the Group’s performance will be disclosed in the announcement of final results for the year ended 31st December, 2008 which is expected to be published on 11th March, 2009.

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

By Order of the Board
Lam, Kwong-wai
Company Secretary

Hong Kong, 4th March, 2009

As at the date of this announcement, the Board comprised Mr. Kong, Chi-ming and Mr. Leung, Wing-pong as Executive Directors and Dr. David Chain, Chi-woo, Mr. Lam, Yat-fai and Mr. Leung, Yun-fai as Independent Non-executive Directors.

Website: <http://www.g-prop.com.hk>