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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 of the Listing Rules.

The Board wishes to inform the Shareholders and potential investors that the Group is expected to record a substantial reduction in profit for the six months ended 30 June 2012 as compared to the profit for the same period in 2011.

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**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (“**Listing Rules**”).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to record a substantial reduction in profit for the six months ended 30 June 2012 as compared to the profit for the same period in 2011. Such reduction in profit was mainly attributable the absence of exchange gain for the six month ended 30 June 2012 and the reduction of gain on fair value of investment properties compared with last corresponding period.

The information contained in this announcement is only the preliminary assessment by the Company's management based on the unaudited management accounts of the Group which has not been reviewed nor audited by the auditors of the Company. Shareholders and potential investors should read the unaudited interim results announcement for the six months ended 30 June 2012 carefully, which is expected to be published on 31 August 2012.

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

By Order of the Board
Miss Wong Yuet Ying
Company Secretary

Hong Kong, 27 August 2012

As at the date of this announcement, the Board comprises Mr. Kong, Chi-ming, Mr. Leung, Wing-pong, Mr. Cheung, Wai-kuen, and Mr. Cheng, Hau-yan as executive Directors of the Company; Mr. Lam, Kwong-wai as a non-executive Director of the Company; and Dr. David Chain, Chi-woo, Mr. Lam, Yat-fai, and Mr. Leung, Yun-fai as independent non-executive Directors of the Company.

The Company's website: <http://www.g-prop.com.hk>