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**北京北辰實業股份有限公司**  
**BEIJING NORTH STAR COMPANY LIMITED**

*(A sino-foreign joint venture joint stock limited company incorporated in the People's Republic of China)*

(Stock Code: 588)

**ANNOUNCEMENT ON ESTIMATED PROFIT INCREASE  
FOR THE HALF YEAR OF 2017**

This announcement is made pursuant to Rule 13.09 and Rule 13.10B of the Listing Rules and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance.

The Board hereby announces that the profit of the Company (excluding gains from changes in fair value of investment properties) attributable to the equity holders for the six months ended 30 June 2017 is estimated to record an increase. The estimated results have not been audited or reviewed by the auditors, and they are not based on financial information audited or formally reviewed by the auditors and are subject to finalisation. Shareholders and potential investors of the Company should pay attention to the 2017 interim report of the Company for details of the financial information.

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

This announcement is made by Beijing North Star Company Limited (the “**Company**”) pursuant to Rule 13.09 and Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the “**SFO**”).

The board of directors of the Company (the “**Board**”) hereby announces that the profit of the Company (excluding gains from changes in fair value of investment properties) attributable to the equity holders for the six months ended 30 June 2017 (the “**Relevant Period**”) is estimated to record an increase, details of which are set out as follows:

**I. ESTIMATED RESULTS FOR THE RELEVANT PERIOD (IN ACCORDANCE WITH THE HONG KONG FINANCIAL REPORTING STANDARDS)**

1. Relevant Period for the results estimation: from 1 January 2017 to 30 June 2017
2. Estimated profit increase: based on the preliminary assessment by the Company’s finance department, the profit of the Company (excluding gains from changes in fair value of investment properties) attributable to the equity holders for the first half year of 2017 is estimated to record an increase of more than 40% as compared with the corresponding period of 2016 (excluding gains from changes in fair value of investment properties).
3. According to the accounting policies of the Company, the fair value of investment properties will be valued and reviewed by an independent professional valuer. As the evaluation is still in progress, the Company is not yet in a position to estimate the specific amount of changes in the fair value of our investment properties. The Company will disclose the details in its 2017 interim report.
4. The estimated results have not been audited or reviewed by the auditors, and they are not based on financial information audited or formally reviewed by the auditors and are subject to finalisation. Shareholders and potential investors of the Company should pay attention to the 2017 interim report of the Company for details of the financial information.

**II. RESULTS FOR THE CORRESPONDING PERIOD IN THE PRECEDING YEAR (IN ACCORDANCE WITH THE HONG KONG FINANCIAL REPORTING STANDARDS)**

1. The profit attributable to the equity holders of the Company was RMB558,290,000 (or RMB467,710,000 if excluding gains from changes in fair value of investment properties).
2. Earnings per share of the Company was RMB0.1658 (or RMB0.1389 if excluding gains from changes in fair value of investment properties).

### **III. REASONS FOR THE ESTIMATED PROFIT INCREASE IN THE RELEVANT PERIOD**

During the Relevant Period, the settlement area of the real estate development projects under the Company has significantly increased, resulting in an increase in the revenue recognized related to the real estate, therefore, the profit of the Company (excluding gains from changes in fair value of investment properties) attributable to the equity holders is estimated to record an increase as compared with the corresponding period of last year.

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

By order of the Board  
**BEIJING NORTH STAR COMPANY LIMITED**  
**GUO Chuan**  
*Company Secretary*

Beijing, the PRC, 10 August 2017

*As at the date of this announcement, the Board comprises nine directors, of which Mr. HE Jiang-Chuan, Mr. LI Wei-Dong, Mr. LI Chang-Li, Ms. ZHAO Hui-Zhi, Mr. LIU Jian-Ping and Mr. LIU Huan-Bo are executive directors and Mr. FU Yiu-Man, Mr. DONG An-Sheng and Mr. WU Ge are independent non-executive directors.*

*Should there be any differences between the Chinese and English version of this announcement, the Chinese version shall prevail.*