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CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED

中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 736)

PROFIT WARNING

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

The Board would like to inform the Shareholders and Potential Investors that it is expected the unaudited consolidated net loss of the Group for the six months ended 30 September 2008 to show a significant increase as compared to the unaudited consolidated net loss of the Group for the six months ended 30 September 2007.

Shareholders and Potential Investors should exercise caution when dealing in the shares of the Company.

This announcement is made by China Properties Investment Holdings Limited (the “**Company**” which together with its subsidiaries are collectively referred to as the “**Group**”) pursuant to Rule 13.09(1) of the Rules (the “**Listing Rules**”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company would like to inform the shareholders (the “**Shareholders**”) and potential investors (the “**Potential Investors**”) of the Company that based on preliminary assessment of the management accounts of the Group and the information currently available to the Company, it is expected the unaudited consolidated net loss of the Group for the six months ended 30 September 2008 to show a significant increase as compared to the unaudited consolidated net loss of the Group for the six months ended 30 September 2007. Such decline was primarily attributable to the unrealized loss resulting from the change of fair value on the Group’s investment properties in the People’s Republic of China.

The Company is still in the process of finalising the unaudited interim results of the Group for the six months ended 30 September 2008. The information contained in this announcement is only a preliminary assessment by the management of the Company based on the information available to them. The Board is not in a position to quantify the financial impact on the Group at this stage. Further details of the unaudited interim results of the Group will be disclosed in the interim report for the six months ended 30 September 2008, which are expected to be despatched to the Shareholder on or before the end of December 2008.

Shareholders and Potential Investors should exercise caution when dealing in the shares of the Company.

By order of the Board
China Properties Investment Holdings Limited
Zhao Qing Ji
Chairman

Hong Kong, 19 November 2008

As at the date of this announcement, Mr. Zhao Qing Ji (Chairman) and Mr. Au Tat On are the executive Directors and Mr. Wang Dong, Mr. Yeung Yuen Hei and Ms. Chan Mei Bo, Mabel are the independent non-executive Directors.

* *for identification purpose only*