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LANDSEA GREEN PROPERTIES CO., LTD.
朗 詩 綠 色 地 產 有 限 公 司

(Incorporated in Bermuda with limited liability)
(Stock code: 106)

POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that, based on the management estimate, the Group is expected to record a significant increase in revenue and net profit for the six months ended 30 June 2014 as compared with the corresponding period in 2013.

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

This announcement is made by Landsea Green Properties Co., Ltd. (the "Company", together with its subsidiaries, the "Group") pursuant to Rule 13.09(2) 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 (Chapter 571 of the Laws of Hong Kong) (the "SFO").

The board of directors (the "Director(s)") of the Company (the "Board") wishes to inform the shareholders of the Company (the "Shareholders") and potential investors that, based on the management estimate, the Group is expected to record a significant increase in revenue and net profit for the six months ended 30 June 2014 as compared to the corresponding period in 2013. Such increase is mainly attributable to the fees income for the property development and management services (as detailed in the circular of the Company dated 14 March 2014) provided to 朗詩集團股份有限公司 (Landsea Group Co., Ltd.*) and its subsidiaries received by the Group since May 2014.

The information contained in this announcement is only based on the preliminary review of the management accounts of the Group and the information currently available to the Board and is not based on any figures or information which have been audited or reviewed by the Company's auditor. The unaudited interim results of the Group for the six months ended 30 June 2014 are expected to be published on or before 31 August 2014.

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

By order of the Board
Landsea Green Properties Co., Ltd.
Chan Yuen Ying, Stella
Company Secretary

Hong Kong, 26 May 2014

As at the date of this announcement, the Board comprises six executive Directors, namely Mr. Tian Ming, Mr. Xiang Jiong, Ms. Shen Leying, Mr. Xie Yuanjian, Mr. Lu Baoxiang and Mr. Liu Da, and three independent non-executive Directors, namely Mr. Xu Xiaonian, Mr. Ding Yuan and Mr. Lee Kwan Hung.

** For identification purpose*