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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 preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2014 and information currently available to the Board, the Group is expected to record a significant increase of approximately 9 times in the profit for the year ended 31 December 2014 as compared with profit of RMB28,519,000 (restated) for the year ended 31 December 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 preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2014 and information currently available to the Board, the Group is expected to record a significant increase of approximately 9 times in profit for the year ended 31 December 2014 as compared with profit of RMB28,519,000 (restated) for the year ended 31 December 2013 due to (i) the increase in property development and management service fee income; (ii) the income from recognised property sales; and (iii) fair value gain on an investment property.

The Company is still in the process of finalising the annual results of the Group for the year ended 31 December 2014. The information contained in this announcement is only based on the preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2014 and information currently available to the Board, which has not been confirmed nor audited by the Company's auditors, and is subject to finalisation and adjustments where necessary.

The annual results announcement of the Company for the year ended 31 December 2014 is expected to be published in March 2015.

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, 6 February 2015

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