UPBEST GROUP LIMITED
美建集團有限公司*

(Incorporated in Cayman Islands with limited liability)
(Stock Code: 335)

POSITIVE PROFIT ALERT

This announcement is made by Upbest Group Limited (the ''Company'', together with its subsidiaries, the ''Group'') pursuant to Rule 13.09 of the Rules (''Listing Rules'') Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (''Board'') of the Company wishes to inform the shareholders of the Company (''Shareholders'') and potential investors that based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31st March 2015 (''Accounts''), the Group expects to record a substantial increase of more than 60% in net profit for the year ended 31st March 2015 when compared with the net profit recorded by the Group for the year ended 31st March 2014. Such increase was primarily attributable to, among other things, net increase in fair value of investment properties of the Group.

The Company is still in the process of preparing the annual results of the Group for the year ended 31st March 2015. The information as set out above is only based on a preliminary assessment by the Board on the information currently available to it, including the Accounts, which have not been finalized and are subject to audit or further review by the Company's auditors. The annual results of the Company for the year ended 31st March 2015 are expected to be published before the end of June 2015.

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

By order of the Board
Upbest Group Limited
YUE Fu Tak
Company Secretary

Hong Kong, 18th June 2015

** For identification purpose only*

As at the date of this announcement, the Board of the Company consists of Mr. IP Man Tin, David as chairman and non-executive director, Dr. SZE Ping Fat and Mr. SUEN Man Tak, Stephen as non-executive directors, Mr. MOK Kwai Hang, Mr. CHENG Wai Lun, Andrew and Ms. CHENG Wai Ling, Annie as executive directors and Mr. CHAN Chung Yee, Alan, Mr. POON Kai Tik and Mr. HUI Man Ho, Ivan as independent non-executive directors.