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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 six months ended 30 June 2015 and information currently available to the Board, the Group is expected to record a significant increase of not less than 30% in the profit for the six months ended 30 June 2015 as compared with profit of RMB127,264,000 for the six months ended 30 June 2014.

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 six months ended 30 June 2015 and information currently available to the Board, the Group is expected to record a significant increase of not less than 30% in profit for the six months ended 30 June 2015 as compared with profit of RMB127,264,000 for the six months ended 30 June 2014 due to (i) the increase in fees from providing property development and management service to 朗

詩集團股份有限公司 (Landsea Group Co., Ltd.*) and independent third parties or partner companies; (ii) the unrealized exchange gain; and (iii) the recognition of deferred tax asset.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2015. The information contained in this announcement is only based on the preliminary assessment of the Group's unaudited management accounts for the six months ended 30 June 2015 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 interim results announcement of the Company for the six months ended 30 June 2015 is expected to be published in August 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, 28 July 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.

** for identification purpose only*