UPBEST GROUP LIMITED

(Incorporated in the 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 Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") 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 (the "Board") of the Company wishes to inform the shareholders of the Company (the "Shareholders") and potential investors that based on preliminary assessments of the unaudited management accounts of the Group, the Group expects to record a substantial increase of more than 20 times in net profit for the six months ending 30^{th} September 2015 when compared with the net profit recorded by the Group for the six months ended 30^{th} September 2014. Such increase was primarily attributable to (i) the increase in turnover for the six months ending 30^{th} September 2015; and (ii) the gain on the disposal of properties as announced in the announcement of the Company dated 31^{st} July 2015.

The Company is still in the process of preparing the interim results of the Group for the six months ending 30^{th} September 2015 and the information as set out above is only based on preliminary assessment by the Board on the information currently available to it, including the unaudited management accounts of the Group, which have not been finalised and are subject to adjustments and amendments.

The interim results of the Group for the six months ended 30^{th} September 2015 are expected to be published on or before the end of 30^{th} November 2015 in compliance with the Listing Rules requirements.

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, 25th September 2015

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. CHENG Wai Lun, Andrew, Ms. CHENG Wai Ling, Annie and Mr. MOK Kwai Hang as executive directors and Mr. CHAN Chung Yee, Alan, Mr. POON Kai Tik and Mr. HUI Man Ho, Ivan as independent non-executive directors.

** For identification purpose only*