MODERN LAND (CHINA) CO., LIMITED
當代置業（中國）有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1107)

POSITIVE PROFIT ALERT

This announcement is made by Modern Land (China) Co., Limited (the "**Company**" and, together with its subsidiaries, the "**Group**") pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2) of the Listing Rules.

The board (the "**Board**") of directors (the "**Directors**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on the preliminary review of the Group's unaudited consolidated management accounts for the six months ended 30 June 2016 (the "**Period**"), it is expected that the Group will record an increase of around 60% in its profit for the Period as compared to the profit recorded for the six months ended 30 June 2015.

Subject to finalisation of the unaudited consolidated accounts of the Group for the Period, the substantial increase in the Group's profit for the Period was mainly due to (i) the business expansion of the Group, including but not limited to an increase in gross floor area delivered, higher operating efficiency attained; and (ii) the gain on remeasurement to fair value of the Group's pre-existing interest in the subsidiaries acquired, which was recognised as profit or loss during the Period.

As the Company is still preparing and finalising its unaudited consolidated accounts of the Group for the Period, the information contained in this announcement is only based on information currently available to the Company and the Company's preliminary review of the unaudited consolidated management accounts of the Group for the Period, and is not based on any figures or information audited or reviewed by the auditor or the audit committee of the Company. Shareholders and potential investors are advised to read carefully the consolidated interim results announcement of the Group for the Period, which is expected to be published on 15 August 2016.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

For and on behalf of the Board
Modern Land (China) Co., Limited
Zhang Peng
President and Executive Director

Hong Kong, 11 August 2016

As at the date of this announcement, the Board comprises eight Directors, namely executive Directors: Mr. Zhang Lei, Mr. Chen Yin and Mr. Zhang Peng; non-executive Directors: Mr. Fan Qingguo and Mr. Zhong Tianxiang; and independent non-executive Directors: Mr. Qin Youguo, Mr. Cui Jian and Mr. Hui Chun Ho, Eric.