Future Land Development Holdings Limited

新城發展控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1030)

POSITIVE PROFIT ALERT

This announcement is made by Future Land Development Holdings Limited (the "**Company**" and 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 under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**Inside Information Provision**").

The board (the "**Board**") of directors of the Company ("**Directors**") wishes to inform the shareholders and potential investors of the Company that, based on the preliminary review of the latest available unaudited management accounts of the Group, it is expected that the Group's consolidated net profit attributable to equity holders of the Company for the year ended December 31, 2016 will have an increment of more than 30% as compared with that for the year ended December 31, 2015. The increment in the consolidated net profit is mainly resulted from (i) the expected increase in the consolidated net profit attributable to equity holders of Future Land Holdings Co., Ltd.* (新城控股集團股份有限公司), a subsidiary of the Company with its A shares listed on the Shanghai Stock Exchange, as disclosed in the announcement of the Company dated January 9, 2017; and (ii) the profit from the disposal of Changzhou Chuangyue Consultancy Co., Ltd* (常州創悦諮詢管理有限公司), a company principally engaged in the business of residential property management in the PRC, as disclosed in the announcement dated April 1, 2016 and the circular dated April 18, 2016 of the Company.

As the Company is still in the process of preparing and finalising the financial results of the Group for the year ended December 31, 2016, the information contained in this announcement is only based on the preliminary assessment by the Company on the financial statements of the Group which have not been reviewed or audited by the Company's auditors and the actual results for the Group may be different from those disclosed in this announcement. The Company will make further disclosure in accordance with the Listing Rules and the Inside Information Provision, if required. Shareholders and potential investors of the Company should read the Group's annual results announcement for the year ended December 31, 2016 carefully.

Since the management accounts of the Company are not yet audited, shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
Future Land Development Holdings Limited
WANG Zhenhua
Chairman

PRC, January 10, 2017

As at the date of this announcement, the Directors are Mr. Wang Zhenhua, Mr. Lv Xiaoping, Mr. Lu Zhongming, Mr. Liu Yuanman and Mr. Chan Wai Kin as executive Directors, Mr. Wang Xiaosong as non-executive Director, and Mr. Chen Huakang, Mr. Zhu Zengjin and Mr. Zhong Wei as independent non-executive Directors.

* *Denotes English translation of the name of a Chinese company or entity or vice versa is provided for identification purpose only.*