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LANDSEA 朗诗
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LANDSEA GREEN GROUP CO., LTD.
朗 詩 綠 色 集 團 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 2018 and information currently available to the Board, the Group is expected to record an increase of above 150% in the net profit of the Group for the six months ended 30 June 2018 as compared to the corresponding period last year.

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

This announcement is made by Landsea Green Group 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 2018 and information currently available to the Board, the Group is expected to record an increase of above 150% in the net profit of the Group for the six months ended 30 June 2018 as compared to the corresponding period last year. Among which, the core profit (i.e., the net profit after tax after deducting the exchange gains and losses and the change in the fair value of investment properties) will increase by above 35% as compared with the same period last year. The increase was primarily attributable to (i) the increase in properties sales; (ii) the increase in revenue from property development and management services; and (iii) the unrealized exchange gain.

In order to make the net profit and core profit as set out in this announcement comparable to those of the corresponding period last year, those figures have not been taken into account the impact of the new standards and amendments that have been issued by the Hong Kong Institute of Certified Public Accountants which becoming effective from 1 January 2018.

As the Company is still in the process of finalizing the consolidated interim results of the Group for the six months ended 30 June 2018, the information contained in this announcement is only based on the preliminary review and assessment by the Board of the unaudited management accounts of the Group and other information currently available, and such information has not been audited or reviewed by the Company's auditor. Shareholders of the Company and potential investors are advised to read carefully the announcement of the interim results of the Group for the six months ended 30 June 2018 which is expected to be released in August 2018.

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

By order of the Board
Landsea Green Group Co., Ltd.
Chan Yuen Ying, Stella
Company Secretary

Hong Kong, 23 July 2018

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 Ms. Zhou Qin, one non-executive Director, namely Mr. Zhou Yimin and, and three independent non-executive Directors, namely Mr. Xu Xiaonian, Mr. Ding Yuan and Mr. Lee Kwan Hung.