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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 year ended 31 December 2018 and information currently available to the Board, the Group is expected to record an increase of not less than 85% in the profit for the year ended 31 December 2018 as compared with profit of RMB720,841,000 for the year ended 31 December 2017.

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 year ended 31 December 2018 and information currently available to the Board, the Group is expected to record a significant increase of not less than 85% in profit for the year ended 31 December

2018 as compared with profit of RMB720,841,000 for the year ended 31 December 2017. Among them, the core profit (that is, the net profit after deducting the exchange gains or losses after-tax and the change in the fair value of the investment property) will increase by more than 25% as compared with the same period of last year, the profit attributable to equity holders will record an increase of more than 75% as compared with the same period of last year. The increase was mainly due to (i) increased revenue from property sales; (ii) increased revenue from development management services; and (iii) unrecognized exchange gains.

As the Company is still in the process of finalizing the annual results of the Group for the year ended 31 December 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 and potential investors are advised to read carefully the announcement of the annual results of the Group for the year ended 31 December 2018 which is expected to be released in March 2019.

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, 29 January 2019

As at the date of this announcement, the Board comprises five executive Directors, namely Mr. Tian Ming, Ms. Shen Leying, Mr. Wang Lei, Ms. Zhou Qin and Mr. Xie Yuanjian, one non-executive Director, namely Mr. Zhou Yimin, and three independent non-executive Directors, namely Mr. Xu Xiaonian, Mr. Ding Yuan and Mr. Lee Kwan Hung.