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—— 朗朗乾坤 诗意人生 ——

**LANDSEA GREEN PROPERTIES CO., LTD.**

**朗詩綠色地產有限公司**

*(Incorporated in Bermuda with limited liability)*

*(Stock code: 106)*

## **VOLUNTARY ANNOUNCEMENT**

This announcement is made by Landsea Green Properties Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

On 10 January 2018, the Company entered into a strategic cooperation agreement (the “**Agreement**”) with Ping An Real Estate Company Ltd. (“**Ping An Real Estate**”). The parties shall stretch superior resources to strategically cooperate in the industry of long-term rental apartments and to jointly seek potential development opportunities.

The parties planned to jointly invest in long-term rental apartments projects in top tier cities, Beijing, Shanghai, Guangzhou and Shenzhen, and key second tier cities including Nanjing, Hangzhou and Wuhan in the coming three years, with the target fund asset management scale of approximately RMB10 billion. The parties also agreed to entrust such projects with the Group’s long-term rental apartments operation brand for the operation management and design and transforming. The cooperation fund shall quit by way of REITs (real estate investment trusts) after the steady operation of each project.

The Group has been holding tightly of the idea of “People Oriented” after tapping into the industry of long-term rental apartments. Leveraging on its resources integration capability, the Group actively explores the way to the leasing market to provide vivid case and sample for realizing the balance of lease and purchase. Within just one year, the Group has acquired over 50 projects with over 15,000 rooms in Beijing, Shanghai, Guangzhou, Shenzhen, Hangzhou, Nanjing, Suzhou, Wuxi, Xian, Chengdu and Ningbo, etc., which demonstrated the Group’s position in the first echelon in the concentrated apartments industry. Going forward, the long-term rental apartments projects of the Group will cover 17 top tier and key second tier cities.

The cooperation by the Group with Ping An Real Estate in the industry of long-term rental apartments has commenced since 2017. The parties jointly acquired Shanghai Senlan project in November 2017, with an intent to transform into middle and high-end long-term rental apartment for long term operation.

The Group is principally engaged in property development services, long-term rental apartments, elderly care services, and green design, decoration and properties services, real estate financing in the PRC and the United States.

Ping An Real Estate is the shareholder of Fuji Investment Management Limited, which holds 327,002,604 shares of the Company, representing approximately 8.35% of the total issued shares of the Company. Ping An Real Estate has huge finance and industrial resources advantages in respect of leasing properties investment.

Shareholders and investors of the Company should note that this announcement is published on a voluntary basis to update the latest development of the Company. The proposed cooperation is subject to entering into formal agreement and may or may not be finalized as stated above. Should any formal agreement be entered into, the Company shall comply with the relevant requirements under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and make further announcement when and where appropriate.

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

Hong Kong, 10 January 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 three independent non-executive Directors, namely Mr. Xu Xiaonian, Mr. Ding Yuan and Mr. Lee Kwan Hung.*