Yanlord Land Group Limited

(Company Registration Number 200601911K)
(Incorporated with limited liability in the Republic of Singapore)

Yanlord Reports 1H 2026 Financial Results

- The Group's revenue for 1H 2026 was RMB6.195 billion, representing a decrease of 33.3% compared to 1H 2025
- The Group's gross profit decreased by 58.1% to RMB1.257 billion in 1H 2026, while gross profit margin decreased by 12.0 percentage points to 20.3% from 32.3% in 1H 2025
- The Group reported a profit for the period of RMB7 million in 1H 2026, and recorded a loss attributable to owners of the Company of RMB151 million in 1H 2026 compared to a profit of RMB379 million in 1H 2025
- The Group, together with its joint ventures and associates, achieved total property contracted pre-sales of RMB3.698 billion in 1H 2026 on a total contracted GFA of 196,867 sqm, representing decreases of 57.1% and 43.2% respectively compared to 1H 2025. The ASP for 1H 2026 was RMB18,784 per sqm, representing a decrease of 24.4% compared to 1H 2025
- As at 30 June 2026, the Group's total debt remained stable at RMB22.804 billion, with cash and cash equivalents of RMB5.730 billion and total assets of RMB91.452 billion

Singapore / Hong Kong – 13 August 2026 – Yanlord Land Group Limited (Z25.SI) ("Yanlord" or "Company" and together with its subsidiaries, "Group"), a Singapore Exchange-listed real estate developer focusing on developing high-end integrated commercial and residential property projects in strategically selected high-growth cities in the People's Republic of China ("PRC") and Singapore, today announced its unaudited condensed financial statements for the six months ended 30 June 2026 ("1H 2026").

The Group's revenue for 1H 2026 decreased by 33.3% year-on-year to RMB6.195 billion, compared to RMB9.286 billion for the six months ended 30 June 2025 ("1H 2025"). Income from property development decreased by 43.8% to RMB3.942 billion in 1H 2026, mainly due to a decrease in the average selling price ("ASP") per square metre ("sqm"). In 1H 2026, the Group delivered new projects located in the PRC, namely, PUTTING LAND (Phase 1) (长天云汀，一期) in Haikou and Yanlord The Mansion in Park (星岸家园) in Yancheng, which represented 53.2% and 16.1%, respectively, of the Group's gross revenue from property sales during the period. Income from property investment and hotel operations segment decreased by 8.6% to RMB878 million, while property management and other segments increased by 3.7% and 5.6% to RMB652 million and RMB723 million, respectively, in 1H 2026, compared to 1H 2025.

The Group's gross profit decreased by 58.1%, or RMB1.746 billion, to RMB1.257 billion in 1H 2026 from RMB3.003 billion in 1H 2025. Gross profit margin decreased by 12.0 percentage points to 20.3% in 1H 2026 from 32.3% in 1H 2025. The decrease was primarily attributable to a shift in the product mix of properties delivered in 1H 2026.

The Group's profit for the period decreased by RMB538 million to RMB7 million in 1H 2026 from RMB545 million in 1H 2025, mainly due to the decrease in gross profit, which was partly offset by a decrease in income tax. The Group reported a loss attributable to owners of the Company of RMB151 million in 1H 2026.

Property Contracted Pre-sales for 1H 2026

The Group, together with its joint ventures and associates, recorded total contracted pre-sales from residential and commercial units, as well as car parks amounting to RMB3.698 billion in 1H 2026 on a total contracted gross floor area ("GFA") of 196,867 sqm, representing decreases of 57.1% and 43.2% respectively, compared to 1H 2025. The ASP for 1H 2026 was RMB18,784 per sqm, representing a decrease of 24.4% compared to 1H 2025, mainly driven by a shift in the product mix of properties delivered during the period.

Accumulated Property Contracted Pre-Sales Pending Revenue Recognition

As at 30 June 2026, the Group, together with its joint ventures and associates, held accumulated property contracted pre-sales of RMB10.116 billion on a total GFA of approximately 0.4 million sqm, pending revenue recognition in the second half of the financial year ending 31 December 2026 and thereafter.

Prudent Financial Management with Stable Total Debt and Lower Average Cost of Borrowings

As at 30 June 2026, the Group's total debt remained stable at RMB22.804 billion, while cash and cash equivalents stood at RMB5.730 billion. The net gearing ratio increased by 1.8 percentage points to 45.4%, compared to the previous financial year-end. In 1H 2026, the average cost of borrowing decreased by 0.9 percentage point to 3.5%, compared to 4.4% in 1H 2025. Interest paid by the Group also decreased by 25.3% to RMB399 million in 1H 2026, compared to RMB535 million in 1H 2025. As at 30 June 2026, the Group held total assets of RMB91.452 billion.

Commenting on the Group's performance and industry outlook, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "In 1H 2026, the PRC property market remained subject to adjustments, with signs of recovery observed in cities such as Shanghai and Shenzhen. Whether such signs of recovery can be sustained remains to be seen. Against the backdrop of continued market adjustments, Yanlord will continue to prioritise reducing inventory and debt while maintaining a stable financial position, and will make sustained efforts to address the challenges facing the industry."

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Disclaimer

This press release may contain forward-looking statements that involve assumptions, risks and uncertainties. These forward-looking statements are based on the Group's current intentions, plans, expectations, assumptions and views about certain future events and are subject to risks, uncertainties and other factors, many of which are not within the Group's control. Actual future performance and outcomes of certain events and results may differ materially from the Group's current intentions, plans, expectations, assumptions and views about the future. Examples of these factors include, inter alia, general industry and economic conditions, interest rate movements, cost of capital and capital availability, changes in operating expenses such as employee wages and benefits, governmental and public policy changes, changes to laws and regulations, acts of god and epidemic or pandemic. Accordingly, forward-looking statements are not, and should not be construed as a representation as to the future performance of the Group. The past performance of the Group is not indicative of future performance as well.

While the Group has taken reasonable care to ensure the accuracy and completeness of the information provided in this press release, neither the Group nor any of its affiliates, advisers or representatives shall be liable (in negligence or otherwise) for any loss or damage of any kind (whether direct, indirect or consequential losses or other economic loss of any kind) suffered due to any omission, error, inaccuracy, incompleteness, or otherwise, any reliance on such information contained in this press release.

Shareholders, investors and potential investors are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of the Group on future events. Shareholders, investors and potential investors should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

About Yanlord:

Yanlord is a real estate developer focusing on developing high-end, fully-fitted residential, commercial and integrated property projects across strategically selected key and high-growth cities in the PRC and Singapore. Yanlord has been listed on the Mainboard of the Singapore Exchange since June 2006.

Since Yanlord's foray into the PRC property market in 1993, it has successfully developed a number of large-scale residential property developments with international communities of residents. Building on its established track record for developing high-end residential property developments in prime locations within affluent cities of the PRC, the "Yanlord" name has become synonymous with quality, establishing itself as a premium brand within the property development industry in the PRC. Typically, Yanlord's residential property developments are characterised by large-scale, multi-phased projects designed and built by international architects, leading designers and reputable contractors. Currently, Yanlord has an established presence in over 20 key high-growth cities across the six major economic regions of the PRC. In Singapore, developments of Leedon Green and Dairy Farm Residences have been completed, with another residential project, Hillock Green, currently under development.

Since 2003, Yanlord has been developing high-quality commercial and integrated properties for long-term investment purpose, such as shopping malls, offices, serviced apartments and hotels. Currently, Yanlord holds a portfolio of core completed investment and hotel properties, including Yanlord Landmark and Hengye International Plaza in Chengdu; Yanlord Riverside Plaza in Tianjin; Yanlord Marina Centre in Zhuhai; Crowne Plaza Sanya Haitang Bay Resort in Sanya; Yanlord Landmark in Nanjing; Yanlord Reverie Plaza in Shenzhen; Cangjie Commercial Plaza in Suzhou; Orchard Summer Palace in Shenyang; and various Yanlord Lane community retail outlets across multiple cities in the PRC. In Singapore, the Group holds a high-quality investment property portfolio and hotels, including UE BizHub CITY (including Park Avenue Clemenceau), UE BizHub TOWER, UE BizHub WEST, Rochester Mall and Park Avenue Rochester and Park Avenue Robertson. These projects generate recurring income and serve as long-term investments for the Group.

More information about Yanlord can be found on the Company's corporate website at www.yanlordland.com.

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