# YANLORD LAND GROUP LIMITED (Z25.SI)

# 仁恒置地集团有限公司

## 1H 2026 Financial Results Announcement

13 August 2026







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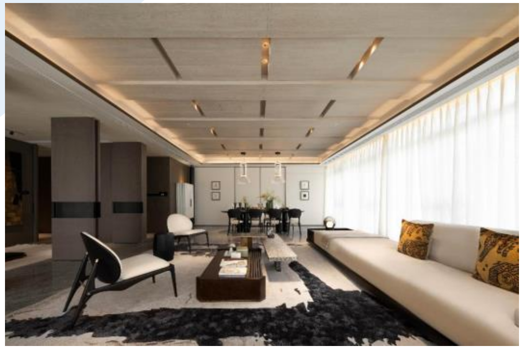

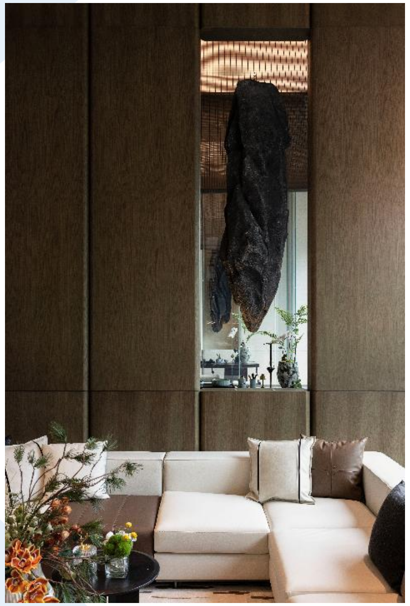

# Key Figures for 1H 2026

- Yanlord Land Group Limited's ("Company" and together with its subsidiaries, "Group") revenue for the six months ended 30 June 2026 ("1H 2026") was RMB6.195 billion, representing a decrease of 33.3% compared to the six months ended 30 June 2025 ("1H 2025").
- In 1H 2026, revenue from property development decreased by 43.8% to RMB3.942 billion, property investment and hotel operations decreased by 8.6% to RMB878 million, property management increased by 3.7% to RMB652 million, while others segment increased by 5.6% to RMB723 million, compared to 1H 2025.
- Gross profit decreased by 58.1% to RMB1.257 billion, with gross profit margin decreased by 12.0 percentage points to 20.3% in 1H 2026, compared to 1H 2025.
- The Group reported a profit for the period of RMB7 million in 1H 2026, representing a decrease of RMB538 million compared to 1H 2025. Loss attributable to owners of the Company amounted to RMB151 million in 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 square metres ("sqm"), representing year-on-year decreases of 57.1% and 43.2% respectively, compared to 1H 2025.
- 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.
- 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.

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# Key Financial Highlights

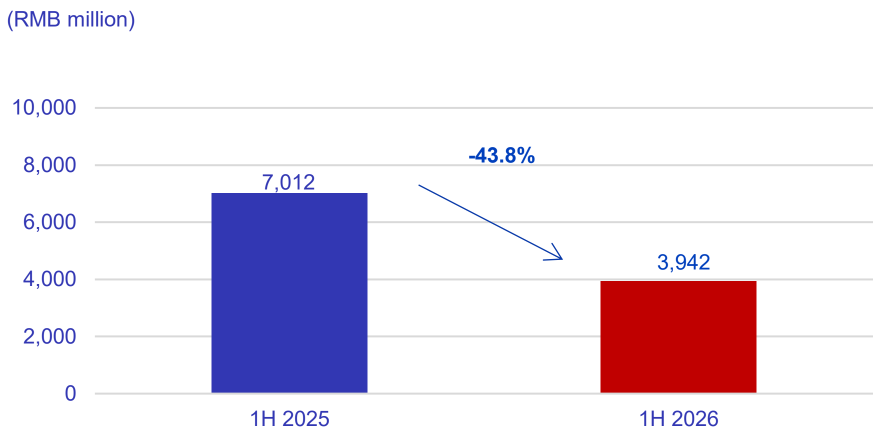
# Statement of Profit or Loss

| (RMB million) | 1H 2026 | 1H 2025 | % Change |
|---|---|---|---|
| **Revenue** | **6,195** | **9,286** | **(33.3)** |
| **Cost of sales** | **(4,938)** | **(6,283)** | **(21.4)** |
| **Gross profit** | **1,257** | **3,003** | **(58.1)** |
| **Gross profit margin (%)** | **20.3%** | **32.3%** | **(12.0) ppt** |
| Other operating income and other gains | 123 | 149 | (17.5) |
| Selling expenses | (166) | (231) | (28.1) |
| Administrative expenses | (402) | (474) | (15.1) |
| Net impairment gains (losses) on financial assets | 4 | (173) | NM[1] |
| Other operating expenses | (28) | (32) | (13.0) |
| Finance cost | (300) | (381) | (21.4) |
| Share of profit of associates | 36 | 47 | (22.2) |
| Share of (loss) profit of joint ventures | (41) | 83 | NM[1] |
| **Profit before income tax** | **485** | **1,990** | **(75.6)** |
| **Income tax** | **(478)** | **(1,445)** | **(66.9)** |
| **Profit for the period** | **7** | **545** | **(98.8)** |
| **(Loss) Profit attributable to owners of the Company** | **(151)** | **379** | **NM[1]** |
| **Basic and diluted (loss) earnings per share[2] (RMB cents)** | **(7.80)** | **19.63** | **NM[1]** |

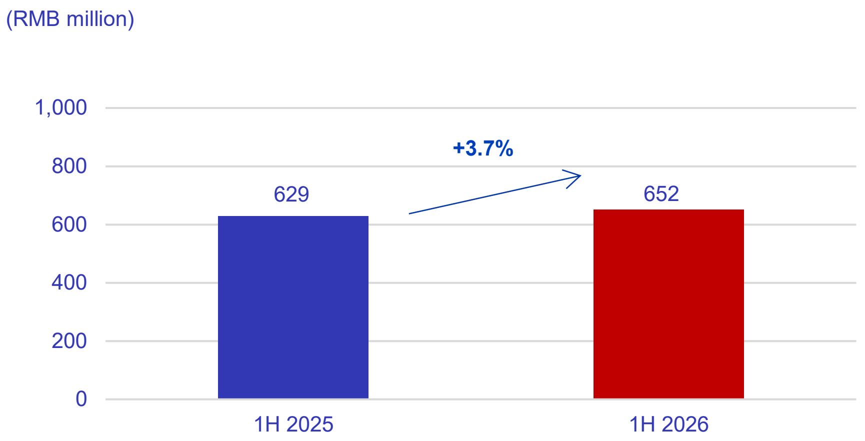
Notes:
1. Not meaningful
2. Based on adjusted weighted average number of shares on a fully diluted basis

# Segment Revenue Analysis

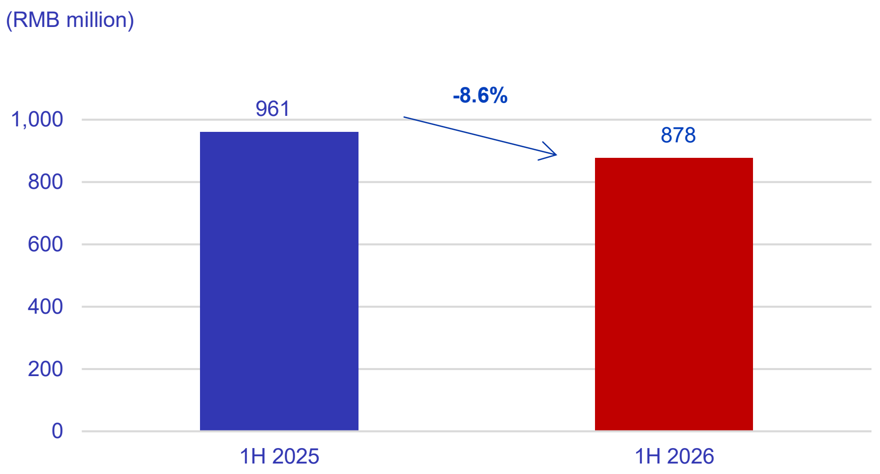
## Revenue from Property Development



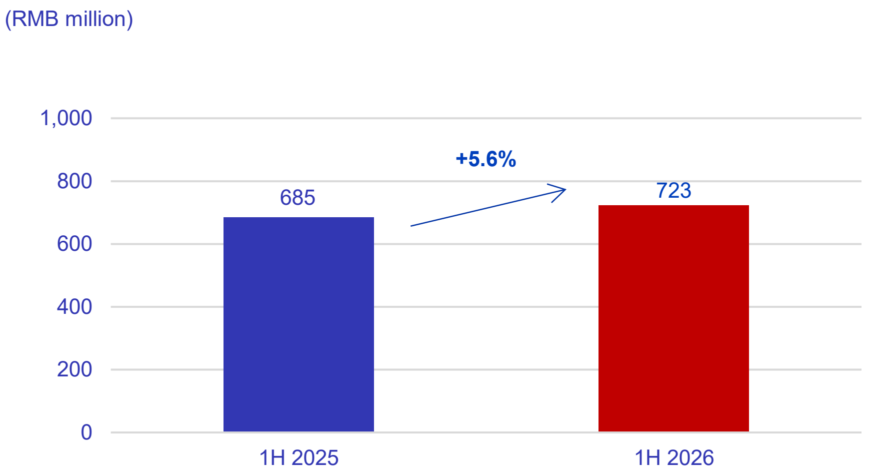

## Revenue from Property Management




## Revenue from Property Investment and Hotel Operations




## Revenue from Others



# Financial Position

| (RMB million) | As at 30 Jun 2026 | As at 31 Dec 2025 | % Change |
|---|---|---|---|
| **Total assets** | **91,452** | **98,022** | **(6.7)** |
| Current assets | 39,231 | 44,613 | (12.1) |
| Non-current assets | 52,221 | 53,409 | (2.2) |
| **Total liabilities** | **53,864** | **59,747** | **(9.8)** |
| Current liabilities | 32,052 | 40,015 | (19.9) |
| Contract liabilities | 3,287 | 5,965 | (44.9) |
| Non-current liabilities | 21,812 | 19,732 | 10.5 |
| **Cash and cash equivalents** | **5,730** | **7,296** | **(21.5)** |
| **Total debt** | **22,804** | **23,969** | **(4.9)** |
| Senior notes | - | 1,963 | (100.0) |
| Bank and other borrowings | 19,397 | 19,596 | (1.0) |
| Loan from non-controlling shareholders of subsidiaries | 1,699 | 1,674 | 1.5 |
| Loan from other related parties | 1,708 | 736 | 132.2 |
| **Net debt** | **17,074** | **16,673** | **2.4** |
| **Total equity (Including NCI[1])** | **37,588** | **38,275** | **(1.8)** |
| **Net gearing ratio (%)** | **45.4%** | **43.6%** | **1.8 ppt** |
| **Net asset value per share (RMB)** | **16.76** | **17.06** | **(1.8)** |
| **Average cost of borrowings** | **3.5%** | **4.0%** | **(0.5) ppt** |

Note:
1. Non-controlling interests (“NCI”)

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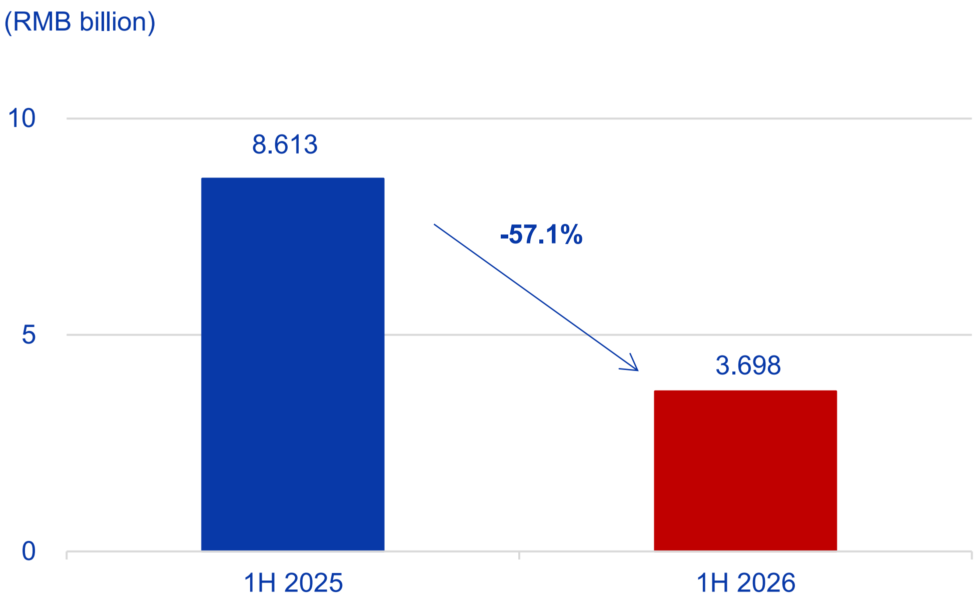
# Business Operation Highlights

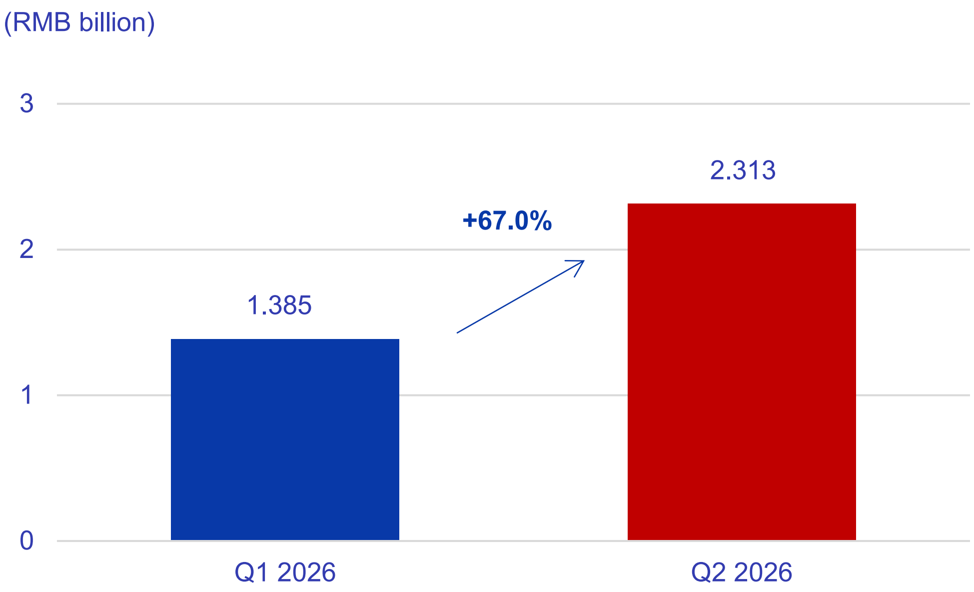
- Property Development
- Property Investment and Hotel Operations

# Property Contracted Pre-sales of the Group together with its Joint Ventures and Associates

## 1H 2025 vs 1H 2026




## Q1 2026 vs Q2 2026




Note:
1. "Q1" refers to the first quarter and "Q2" refers to the second quarter of the financial year ended 31 December

# Upcoming Launches in Second Half of 2026: New Batches of Existing Projects

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## The People's Republic of China

### Yangtze River Delta

RIVER PARK, Nantong
仁恒・紫琅世纪，南通
STARRY BAY (Phase 1), Suzhou
滨湖湾，一期，苏州
Yanlord PRELAND (Phase 1), Suzhou
仁恒・叙澜庭，一期，苏州
XI TANG, Suzhou
溪棠四季花园，苏州

THE ALTSTADT (Phase 2), Wuxi
耕渎锦绣院，二期，无锡

Yanlord PRELAND, Suzhou
仁恒・叙澜庭，苏州

PUTTING LAND, Haikou
长天云汀，海口

### Hainan

PUTTING LAND (Phase 2 and 3), Haikou
长天云汀，二及三期，海口
Yanlord Gardens (Phase 3), Haikou
仁恒滨江园，三期，海口

### Bohai Rim

Riverside City, Jinan
铁恒河滨园、铁恒河滨府，济南

RIVER PARK, Nantong
仁恒・紫琅世纪，南通

# Investment Property Portfolio in the People's Republic of China

Yanlord Landmark, Chengdu
仁恒置地广场，成都
- Office & Retail
- Total GFA: 114,853 sqm

Yanlord Landmark, Nanjing
仁恒置地广场，南京
- Office & Retail
- Total GFA: 99,049 sqm

Yanlord Marina Centre, Zhuhai
仁恒滨海中心，珠海
- Office & Retail
- Total GFA: 42,974 sqm

Yanlord Riverside Plaza, Tianjin
仁恒海河广场，天津
- Office, Retail Mall & Commercial Street
- Total GFA: 159,807 sqm

Yanlord Reverie Plaza, Shenzhen
仁恒梦创广场, 深圳
- Office & Retail
- Total GFA: 178,708 sqm

Cangjie Commercial Plaza, Suzhou
仓街商业广场, 苏州
- Retail
- Total GFA: 78,007 sqm

Orchard Summer Palace, Shenyang
夏宫城市广场, 沈阳
- Retail Mall
- Total GFA: 30,379 sqm

# Hospitality Property Portfolio in the People's Republic of China

**InterContinental Zhuhai**
**珠海仁恒洲际酒店**
- No. of rooms: 324
- Total GFA: 58,559 sqm

**Crowne Plaza Sanya Haitang Bay Resort**
**三亚海棠湾仁恒皇冠假日度假酒店**
- No. of rooms: 404
- Total GFA: 79,264 sqm

**Yanlord Viale Hotel, Tianjin**
**仁恒薇乐酒店，天津**
- No. of rooms: 94
- Total GFA: 5,612 sqm

**Grand ParcVue Hotel Residence, Chengdu**
**仁恒格蓝柏薇酒店公寓，成都**
- Serviced Apartment (360 rooms)
- Total GFA: 50,902 sqm

**Yanlord ParcVue Hotel Residence, Nanjing**
**仁恒柏薇酒店公寓，南京**
- Serviced Apartment (260 rooms)
- Total GFA: 21,031 sqm

# Singapore Portfolio


UE BizHub TOWER, Singapore
79 安顺，新加坡


Park Avenue Clemenceau and UE BizHub CITY, Singapore
UE广场和柏薇（克列孟梭）服务公寓，新加坡


UE BizHub WEST, Singapore
历山商业大楼与历山工业中心，新加坡


Park Avenue Robertson, Singapore
柏薇（罗伯逊）服务公寓，新加坡


WBL Building, Singapore


Rochester Mall and Park Avenue Rochester, Singapore
罗切斯特商场和柏薇（罗切斯特）酒店，新加坡

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