



Yanlord Land Group Limited

PRESS RELEASE – 2Q and 1H 2015 Financial Results

YANLORD 2Q 2015 REVENUE SURGES 55.1% TO RMB2.340 BILLION; RECOGNITION OF PRE-SALES TO DRIVE FY 2015 PERFORMANCE

- Buoyed by positive market sentiments in the PRC, the Group made significant strides in pre-sale accumulation in 1H 2015. Pre-sale of properties and car parks in 1H 2015 rose to approximately RMB11.027 billion from RMB4.319 billion in 1H 2014 while accumulated pre-sales pending recognition as at 30 June 2015 was RMB18.117 billion.
- Revenue in 2Q 2015 and 1H 2015 rose 55.1% and 2.4% to RMB2.340 billion and RMB3.350 billion respectively on higher average selling price (“ASP”) achieved in the period. Underscored by the delivery of higher-margin developments in 1H 2015, gross profit margin rose to 37.3% while gross profit in 1H 2015 rose 22.7% to RMB1.249 billion despite a lower gross floor area (“GFA”) delivered in the period.
- Net profit for the period rose to RMB425.3 million in 1H 2015 from RMB416.5 million in 1H 2014. Net profit attributable to owners of the Company was lower at RMB186.5 million in 1H 2015 mainly due to a net foreign exchange loss on its senior notes and lower share of profit of joint venture recorded in this period as compared to 1H 2014.
- Strong home buyer demand continues to drive sales of Yanlord’s high-quality developments. Inaugural launch of apartment units in Yanlord Yangtze Riverbay Town (Phase 4) (仁恒江湾城四期) in Nanjing in August 2015 was met with positive market demand, yielding aggregated pre-sales of approximately RMB2.344 billion on the launch day.
- The Group continues to maintain a healthy financial position, cash and cash equivalents rose to RMB7.978 billion as at 30 June 2015 from RMB6.590 billion as at 31 December 2014, while net debt to total equity gearing ratio was 39.9%.

	1H 2015	1H 2014	Change (%)
ASP (RMB / sqm)	25,461	23,226	9.6
GFA Delivered (sqm)	116,061	126,712	(8.4)
Revenue (RMB mil)	3,350.3	3,271.7	2.4
Gross Profit (RMB mil)	1,248.8	1,017.9	22.7
Gross Profit Margin (%)	37.3	31.1	6.2 ppt
Profit for the period (RMB mil)	425.3	416.5	2.1
Profit Attributable to Owners of the Company (RMB mil)	186.5	280.8	(33.6)
Net Attributable Profit Margin (%)	5.6	8.6	(3.0 ppt)
Earnings per share (RMB cents) ¹	9.57	14.38	(33.4)

¹ Based on a fully diluted basis of 1,948,736,000 and 1,976,560,000 shares respectively

Singapore/Hong Kong – 12 August 2015 – Singapore Exchange (“SGX”) listed **Yanlord Land Group Limited** (“Yanlord” or the “Company”, and together with its subsidiaries, the “Group”), a real estate developer focused on developing high-end integrated commercial and residential property projects in strategically selected high-growth cities in the People’s Republic of China (“PRC”), announced its results for the period of January to June 2015 (“1H 2015”).

Positive market sentiments in the PRC property sector coupled with favourable regulatory policies propelled commodity housing sales up 10.0% year-on-year for the first half of 2015 to RMB3.426 trillion based on data released by the PRC National Bureau of Statistics on 15 July 2015. In particular, commodity housing sales rose at its fastest pace of 32.1% year-on-year in June 2015 to RMB985 billion.

Driven by the favourable market environment, Yanlord made significant strides in pre-sale accumulation in 1H 2015. Pre-sale of properties and car parks rose to approximately RMB11.027 billion in 1H 2015 from RMB4.319 billion in 1H 2014 while accumulated pre-sales pending recognition as at 30 June 2015 stood at RMB18.117 billion.

2Q 2015

Underscored by healthy market demand for the Group’s quality developments in the PRC, recognised revenue of the Group rose 55.1% in 2Q 2015 to RMB2.340 billion compared to RMB1.509 billion in 2Q 2014. The growth in recognised revenue was largely due to a higher

achieved ASP of RMB25,345 per square metre (“sqm”) in 2Q 2015 compared to RMB20,225 per sqm in 2Q 2014 owing to changes in product mix composition.

In-line with the greater recognised revenue in 2Q 2015, net profit attributable to owners of the Company rose approximately eleven-fold to RMB171.1 million from RMB14.8 million in 2Q 2014.

1H 2015

Recognised revenue rose 2.4% in 1H 2015 to RMB3.350 billion. The increase in revenue was attributable to the higher ASP of RMB25,461 per sqm achieved in 1H 2015 compared to RMB23,226 per sqm in 1H 2014. Led by the delivery of higher-margin project, Yanlord Yangtze Riverbay Town (Phase 3) (仁恒江湾城三期) in Nanjing, which accounted for 56.9% of the Group’s gross revenue from the sales of properties in 1H 2015, gross profit margin rose to 37.3% from 31.1% in 1H 2014. Consequently, gross profit in 1H 2015 rose 22.7% to RMB1.249 billion despite a lower GFA of 116,061 sqm delivered during the period.

Reflecting the increase in 1H 2015 revenue, net profit for the period rose 2.1% to RMB425.3 million from RMB416.5 million. However, net profit attributable to owners of the Company was lower at RMB186.5 million in 1H 2015 mainly due to a net foreign exchange loss on its senior notes and lower share of profit of joint ventures recorded in the period as compared to 1H 2014.

Attributable to the Group’s prudent financial policies, Yanlord remains in a healthy financial position. Cash and cash equivalents of RMB7.978 billion as at 30 June 2015 coupled with a net debt to total equity gearing ratio of 39.9% provides the Group with the necessary foundations to drive its future development.

Moving forward, the Group will continue to launch new projects and new batches of its existing projects in 3Q 2015 namely, Yanlord Riverbay (Phase 2) (仁恒滨河湾二期) in Chengdu, Oasis New Island Gardens (Phase 2) (绿洲新岛花园二期) and Yanlord Yangtze Riverbay Town (Phase 4) (仁恒江湾城四期) in Nanjing, Yanlord Eastern Gardens (仁恒东邑雅苑), Yanlord Sunland Gardens (Phase 2) (仁恒森兰雅苑二期) and Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai as well as Yanlord Marina Peninsula Gardens (Phase 1) (仁恒滨海半岛花园一期) in Zhuhai.

Yanlord continues to witness strong demand for its high-quality developments in the PRC. Subsequent to the end of the reporting period, the Group successfully launched the inaugural

batch of apartments at Yanlord Yangtze Riverbay Town (Phase 4) (仁恒江湾城四期) in Nanjing in August 2015. Opening to strong response from the market, Yanlord sold 225 of the 297 apartment units launched on the opening day, deriving approximately RMB2.344 billion of pre-sales thereby setting a new record for the highest project opening day pre-sales in Nanjing. ASP for the transacted units was approximately RMB40,000 per sqm.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Sales of commodity housing in the PRC continues to witness a healthy recovery on the back of credit policy easing and relaxation of austerity measures by the PRC Central government to better support home ownership. Capitalising on this favourable market environment, we achieved a robust growth in pre-sales accumulated for 1H 2015. We have also built up a healthy pipeline of project launches in prime locations within the 1st and 2nd tier cities of the PRC which we believe will serve to further enhance our future pre-sales accumulation efforts. Looking ahead, we will continue to leverage on our business strategies and comparative advantages in the development of quality residential apartments in prime locations within high growth PRC cities to drive the sustainable growth of our core business segments."

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Issued on behalf of Yanlord Land Group Limited

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About Yanlord Land Group Limited:

(Co. Reg. No. 200601911K)

Yanlord Land Group Limited (Z25.SI) is a real estate developer based in the People's Republic of China, with a focus on the development of high-end fully-fitted residential, commercial and integrated property projects in strategically selected key and high-growth cities in the PRC. Yanlord Land Group Limited was listed in June 2006 on the Mainboard of the Singapore Stock Exchange.

Since Yanlord's foray into the PRC market in 1993, it has successfully developed a number of large-scale residential property developments in Shanghai and Nanjing with international communities of residents, such as Yanlord Gardens, Yanlord Riverside Gardens and Yanlord Riverside City in Shanghai and Orchid Mansions, Bamboo Gardens and Yanlord International Apartments in Nanjing. The "Yanlord" name has been developed into a premium brand, synonymous with quality, within the property development industry of PRC. Currently, the Group has an established presence in nine key high-growth cities within the five major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing and Suzhou; (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin and Tangshan; (iv) Southern China – Zhuhai and Shenzhen; and (v) Hainan – Sanya.

Yanlord has proactively extended its commercial property development projects, acquired a considerable number of land parcels for commercial use and has completed construction of retail malls, offices, hotels and serviced residence developments. These projects are expected to generate a stable rental income and increase the asset value for Yanlord.

For additional information pertaining to the Group's 1H 2015 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.