



Yanlord Land Group Limited

**Press Release – YANLORD SECURES RIGHTS TO A PRIME APPROXIMATELY 183,187 SQM GFA REDEVELOPMENT SITE IN YANGPU DISTRICT OF SHANGHAI PUXI FOR ABOUT RMB 10.52 BILLION**

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## **YANLORD SECURES RIGHTS TO A PRIME APPROXIMATELY 183,187 SQM GFA REDEVELOPMENT SITE IN YANGPU DISTRICT OF SHANGHAI PUXI FOR ABOUT RMB10.52 BILLION**

- Yanlord has secured the rights to a prime redevelopment site with gross floor area (“GFA”) of approximately 183,187 square metre (“sqm”) in Yangpu District of Shanghai Puxi, for about RMB10.52 billion.
- Ideally situated for prime integrated developments, the site is located near the heart of Yangpu District in Shanghai and is well connected via key thoroughfares and a confluence of stations from the city’s existing metro network, line 8 and 12 as well as line 18 which is currently under construction.
- Latest acquisition reinforces strategic focus to extend footprint within the greater Shanghai real estate market which continues to witness strong demand for high quality residential developments.

**Singapore/Hong Kong – 4 August 2017** – Singapore Exchange Listed **Yanlord Land Group Limited** (“Yanlord” or the “Company”, and together with its subsidiaries, the “Group”), a 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, announced today that it had secured the rights to a prime redevelopment site namely, Shanghai Yangpu District 81 and 83 Redevelopment Project (上海杨浦区 81、83 街坊旧区改造项目), which is approximately 183,187 sqm GFA in Yangpu District of Shanghai Puxi.

Nestled within Puxi, the historic center of Shanghai, the site lies 4 km from Lujiazui (陆家嘴), the financial capital of China and enjoys excellent connectivity via key thoroughfares running through the city. The site further benefits from its close proximity to the adjacent metro stations of the No 8 and No 12 metro lines and will see its connectivity further bolstered when the station for metro line No 18 currently under construction is completed.

Future residents of the project will also benefit from a comprehensive and mature suite of business and lifestyle amenities such as Class-A ranking hospital, idyllic natural parks and shopping malls available to cater to their lifestyle needs coupled with popular schools from the pre-school to pre-university levels to better meet their children's educational needs.

The site will capitalise on initiatives by the Shanghai municipal government to rejuvenate and redevelop older districts within the city. The redevelopment planning approvals from the relevant authorities as well as the acceptance process by the existing residents have been completed and the resettlement process is currently underway. The transaction shall be funded through a combination of bank borrowings of RMB8.5 billion as set out in the announcement published on SGXNET on 13 June 2017 ("Announcement") and internal sources of fund for the redevelopment site. As also stated in the Announcement, the remaining RMB4.4 billion loan facility shall be used for the construction financing purpose for this site.

Commenting on the latest acquisition, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "As the financial and commercial hub of China, Shanghai's development continues to be underscored by strong economic fundamentals and rapid urbanization fueled by skilled professionals and entrepreneurs seeking better opportunities and living standards. With scarcity of high quality residential developments within the east part of "The Bund" area driving demand from upgraders for high quality residential developments, this latest acquisition provides a unique opportunity for Yanlord to capitalize on our track record for developing prime residential developments and to further expand our prime development landbank within the core region of Shanghai. Looking ahead, we will, in accordance to our financial ability, continue to explore opportunities to extend our footprints within Shanghai as well as the rapidly expanding Yangtze River Delta Region."

**### END ###**

*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 13 key high-growth cities within the six major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing, Suzhou and Nantong (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin, Tangshan and Jinan; (iv) Southern China – Shenzhen, Zhuhai and Zhongshan; (v) Hainan – Sanya; and (vi) Central China – Wuhan.

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 Yanlord Land Group Limited, please refer to the Group's website, [www.yanlordland.com](http://www.yanlordland.com).*