



Yanlord Land Group Limited

PRESS RELEASE – Unaudited 4Q AND FY 2015 Financial Results

**YANLORD FY 2015 REVENUE RISES 41.3% TO RMB16.581 BILLION ON
GREATER GROSS FLOOR AREA DELIVERED**

- In-line with the Group's delivery schedule, FY 2015 revenue rose 41.3% to RMB16.581 billion on the back of robust pre-sale delivery in 4Q 2015; net profit attributable to owners of the Company rose 7.0% to RMB1.469 billion in FY 2015.
- Excluding the fair value gain on investment properties and a net foreign exchange loss for the year, profit attributable to owners of the Company leapt 59.0% to RMB1.095 billion in FY 2015.
- Healthy market sentiments in the PRC propelled the Group's pre-sale accumulation in FY 2015. Pre-sale of properties and car parks in FY 2015 rose to RMB28.889 billion from RMB12.726 billion in FY 2014 while accumulated pre-sales pending recognition as at 31 December 2015 was RMB22.101 billion.
- Healthy sales bolstered the Group's net debt to total equity gearing ratio to 2.9% and significantly raised cash and cash equivalents position to RMB17.517 billion as at 31 December 2015 from RMB6.557 billion as at 31 December 2014.
- Fully diluted earnings per share in FY 2015 was 75.36 Renminbi cents. Proposes first and final dividend of 1.52 Singapore cents.

	FY 2015	FY 2014	Change (%)
ASP (RMB / sqm)	27,303	26,733	2.1
GFA Delivered (sqm)	590,170	422,813	39.6
Revenue (RMB mil)	16,581.4	11,736.0	41.3
Gross Profit (RMB mil)	4,555.2	3,470.9	31.2
Gross Profit Margin (%)	27.5	29.6	(2.1)ppt
Profit for the period (RMB mil)	2,370.4	2,146.3	10.4
Profit Attributable to Owners of the Company (RMB mil)	1,468.5	1,372.4	7.0
Net Attributable Profit Margin (%)	8.9	11.7	(2.8)ppt
Earnings per share (RMB cents) ¹	75.36	70.08	7.5

¹ Based on a fully diluted basis of 1,948,736,000 and 1,963,458,000 shares respectively

Singapore/Hong Kong – 29 February 2016 – 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 December 2015 (“FY 2015”).

4Q 2015

In-line with the Group’s delivery schedule, Yanlord’s recognised revenue in 4Q 2015 rose 36.7% to RMB10.237 billion from RMB7.487 billion in 4Q 2014. Profit for the period similarly rose to RMB1.818 billion in 4Q 2015 from RMB1.684 billion in 4Q 2014 on the higher average selling price (“ASP”) achieved and larger gross floor area (“GFA”) delivered in the quarter. Excluding the fair value gain on investment properties and the net foreign exchange effect arising from the Group’s US dollar denominated senior notes, profit attributable to owners of the Company for 4Q 2015 rose RMB209 million or 43.1% against the same quarter last year to RMB694 million.

Prices and sales volumes in the PRC property sector continued its steady recovery from the troughs of FY 2014 buoyed by favourable macro policies which included policies encouraging home ownership as well as credit easing measures. The recovery was most pronounced in the 1st tier cities such as Shanghai and Shenzhen as well as large 2nd tier cities such as Nanjing.

Buoyed by the positive market environment in the Group’s core markets, pre-sale of properties and car parks leapt to approximately RMB28.887 billion in FY 2015 from RMB12.726 billion in FY 2014 while accumulated pre-sales pending recognition as at 31 December 2015 stood at RMB22.101 billion compared to RMB10.263 billion as at 31 December 2014.

FY 2015

Underscored by the higher revenue recorded in 4Q 2015, the Group’s recognised revenue in FY 2015 rose 41.3% to RMB16.581 billion from RMB11.736 billion in FY 2014. Increases in both GFA delivery (up 39.6%) and ASP (up 2.1%) for delivered projects underscored the healthy revenue growth. Gross profit in FY 2015 similarly grew 31.2% to RMB4.555 billion from RMB3.471 billion in FY 2014.

In-line with the above performance, profit for the period rose 10.4% to RMB2.370 billion while net profit attributable to owners of the Company rose 7.0% to RMB1.469 billion in FY 2015. Excluding the fair value gain on investment properties and the net foreign exchange loss, profit attributable to owners of the Company leapt 59.0% to RMB1.095 billion in FY 2015 compared

with RMB689 million in FY 2014. Fully diluted earnings per share in FY 2015 rose 7.5% to 75.36 Renminbi cents (based on 1,948,736,000 shares).

Healthy sales in FY 2015 bolstered the Group's financial position with net debt to total equity gearing ratio declining to 2.9%. Cash and cash equivalents position was significantly raised by the healthy collections to RMB17.517 billion as at 31 December 2015 from RMB6.557 billion as at 31 December 2014.

Moving forward, the Group will continue to launch new projects and new batches of its existing projects in 1Q 2016 namely, 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, Sanya Hai Tang Bay - Land Parcel 9 (三亚海棠湾 - 9号地块), Yanlord on the Park (仁恒世纪公寓), 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, Tang Yue Bay Gardens (棠悦湾花园) in Suzhou, Tianjin Jinnan Land (Phase 1) (天津景新花园一期) as well as Yanlord Marina Peninsula Gardens (Phase 2) (仁恒滨海半岛花园二期) in Zhuhai.

To further enhance shareholder value and drive the Company's long term development strategy, the Board of Directors has proposed a first and final dividend of 1.52 Singapore cents (approximately 6.90 Renminbi cents per ordinary share) representing a dividend payout ratio of 9.2% of FY 2015 earnings per share of 75.36 Renminbi cents.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "The continued encouragement for home ownership by the PRC Central government is a key impetus for sustainable development within the PRC real estate sector. Capitalising on this favourable market environment, we made significant strides in pre-sales accumulation in FY 2015 and 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. Leveraging on our healthy financial position, we will actively explore opportunities to acquire fairly priced developments in prime locations to augment our existing prime landbank holdings."

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Issued on behalf of Yanlord Land Group Limited

Analysts & Media Contact:

Yim Jeng Yuh

Corporate and Investor Relations Manager

Phone: (65) 6336 2922

jengyuh.yim@yanlord.com.sg

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 10 key high-growth cities within the five major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing, Suzhou and Nantong (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 FY 2015 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.