



Yanlord Land Group Limited

PRESS RELEASE – Unaudited 1Q 2015 Financial Results

**YANLORD POSTS PRE-SALES OF RMB12.450 BILLION AS AT 31 MARCH 2015;
PROGRESSIVE RECOGNITION TO DRIVE FUTURE PERFORMANCE**

- Positive market sentiments drives the Group’s pre-sales up 22.6% to RMB12.450 billion as at 31 March 2015 from RMB10.156 billion as at 31 March 2014.
- In-line with the Group’s delivery schedule, a larger portion of pre-sales is expected to be recognised in subsequent financial periods, as such, revenue in 1Q 2015 was lower than 1Q 2014 at RMB1.011 billion on gross floor area (“GFA”) delivered and average selling price (“ASP”) achieved of 28,454 square metre (“sqm”) and RMB25,817 per sqm respectively.
- Underscored by the lower GFA delivered coupled with a net foreign exchange loss for the quarter, profit attributable to owners of the Company declined to RMB15.5 million in 1Q 2015 from RMB266.0 million in 1Q 2014.
- Maintains a healthy financial position with cash and cash equivalents of RMB6.210 billion as at 31 March 2015 and net debt to total equity gearing ratio of 47.5%.
- Strong home buyer demand coupled with favourable regulatory policies, continue to drive sales of Yanlord’s high-quality developments. Cumulative pre-sales of over RMB1.3 billion on the respective first day launches for the latest batches of apartment units in Shanghai and Nanjing.

	1Q 2015	1Q 2014	Change (%)
ASP (RMB / sqm)	25,817	26,704	(3.3)
GFA Delivered (sqm)	28,454	58,688	(51.5)
Revenue (RMB mil)	1,010.8	1,763.2	(42.7)
Gross Profit (RMB mil)	431.8	640.2	(32.6)
Gross Profit Margin (%)	42.7	36.3	6.4 ppt
Profit for the period (RMB mil)	78.4	358.3	(78.1)
Profit Attributable to owners of the Company (RMB mil)	15.5	266.0	(94.2)
Net Attributable Profit Margin (%)	1.5	15.1	(13.6) ppt
Earnings per share (RMB cents) ¹	0.79	13.54	(94.2)

¹ Based on a fully diluted basis of 1,948,736,000 and 1,976,514,000 shares respectively

Singapore/Hong Kong – 13 May 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 financial results for the period of January to March 2015 (“1Q 2015”).

The Group continues to witness a strong uptick in buyer interest for its high quality developments underscored by positive market sentiments coupled with a favourable policy outlook. Accumulated pre-sales as at 31 March 2015 rose to RMB12.450 billion from RMB10.156 billion as at 31 March 2014 and are expected to be progressively recognised as revenue in subsequent financial periods. As of 31 March 2015, the Group has received RMB9.127 billion as advances for pre-sale properties.

In-line with the Group’s delivery schedule whereby a larger proportion of the Group’s sales is expected to be recognised in the subsequent financial periods, the Group’s recognised revenue in 1Q 2015 declined to RMB1.011 billion from RMB1.763 billion in 1Q 2014. The decline was largely attributable to a lower GFA of 28,454 sqm delivered in 1Q 2015 compared to 58,688 sqm delivered in 1Q 2014. ASP for projects delivered in 1Q 2015 was RMB25,817 per sqm in 1Q 2015 compared with RMB26,704 per sqm in 1Q 2014.

Reflecting the lower revenue recognised in 1Q 2015, gross profit for the period was lower at RMB432 million as compared to RMB640 million in 1Q 2014. However, gross profit margin was higher at 42.7% in 1Q 2015 as compared to 36.3% in 1Q 2014 primarily due to the recognition of the resettlement service fee income in 1Q 2015. Profit attributable to owners of the Company declined to RMB15.5 million in 1Q 2015 from RMB266.0 million in 1Q 2014 owing to the lower GFA delivered during the period and a net foreign exchange loss for the period. Fully diluted earnings per share in 1Q 2015 was 0.79 RMB cents (based on 1,948,736,000 shares).

Attributable to the Group’s prudent financial policies, Yanlord remains in a healthy financial position. Cash and cash equivalents of RMB6.210 billion as at 31 March 2015 coupled with a net debt to total equity gearing ratio of 47.5% provides the Group with the necessary foundations to drive its future development.

New Launches

To better encourage home ownership in the PRC, the PRC central bank has in recent months released various credit easing measures including reduction in interest rates, relaxation of bank reserve ratio requirements as well as the easing of the eligibility criteria for first-home mortgages, allowing buyers who have fully repaid mortgages to enjoy lower downpayments and mortgage rates, with first-home status. In addition to the easing of liquidity measures, buyer sentiments in the PRC were further buoyed by the progressive relaxation of austerity measures introduced by the central government since 2010 to cool the property sector in various cities across the PRC.

The Group will continue to launch new projects and new batches of its existing projects in 2Q 2015 namely, Yanlord Lakeview Bay – Land Parcels A3 and A4 (仁恒双湖湾 – A3 和 A4 地块) and Tang Yue Bay Gardens (棠悦湾花园) in Suzhou, Oasis New Island Gardens (Phase 1) (绿洲新岛花园一期) in Nanjing, Yanlord Rosemite (仁恒峦山美地花园) in Shenzhen, Yanlord Eastern Gardens (仁恒东邑雅苑), Yanlord Western Gardens (仁恒西郊雅苑) and Yanlord Sunland Gardens (Phase 2) (仁恒森兰雅苑二期) in Shanghai, Tianjin Jinnan Land (Phase 1) (景新花园一期) and Yanlord Marina Peninsula Gardens (Phase 1) (仁恒滨海半岛花园一期) in Zhuhai.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Consistent with our project delivery schedule, profit for the period was lower in 1Q 2015 as we recognised a lower GFA. However, we expect to recognise most of our current pre-sales in the subsequent financial periods which will drive our performance for FY 2015. Driven by positive market sentiment and favourable policies introduced by the PRC central government, pre-sales continues to show strong growth in 1Q 2015. Grounded in the strong buyer demand, the Group received cumulative pre-sales of over RMB1.3 billion on the respective first day launches for our latest batches of apartment units in Shanghai and Nanjing in April and May 2015."

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 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 1Q 2015 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.