



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

UNAUDITED FIRST QUARTER ENDED 31 MARCH 2018 FINANCIAL STATEMENTS ANNOUNCEMENT

TABLE OF CONTENT

<u>Item No.</u>	<u>Description</u>	<u>Page</u>
1(a)	Unaudited Consolidated Statements of Profit or Loss	2-5
1(b)(i)	Statements of Financial Position	6-8
1(b)(ii)	Aggregate Amount of Group's Borrowings and Debt Securities	9
1(c)	Unaudited Consolidated Statements of Cash Flows	10-12
1(d)	Unaudited Statements of Comprehensive Income	13
1(e)(i)	Unaudited Statements of Changes in Equity	14-16
1(e)(ii)(iii)(iv)(v)	Details of Any Changes in Company's Issued Share Capital	17-18
2&3	Audit Statement	19
4&5	Changes in Accounting Policies	19-20
6	Earnings per Share	20
7	Net Asset Value per Share	20
8	Review of Performance	21-23
9	Variance from Previous Forecast or Prospect Statement	23
10	Outlook and Prospects	23-25
11&12	Dividend	25
13	Interested Person Transactions Mandate	25
14	Confirmation of the Board of Directors	25
15	Undertakings under Rule 720(1)	26



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

UNAUDITED FIRST QUARTER FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2018

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 AND Q4), HALF YEAR AND FULL YEAR RESULTS

1(a) An income statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Consolidated Statements of Profit or Loss for the Period Ended 31 March 2018

			%
	1Q 2018	1Q 2017	Change
	RMB'000	RMB'000	+ / (-)
Revenue	7,187,956	6,321,242	14
Cost of sales	(3,183,516)	(3,195,313)	0
Gross profit	4,004,440	3,125,929	28
Other operating income	121,351	68,814	76
Selling expenses	(83,734)	(81,697)	2
Administrative expenses	(324,236)	(201,458)	61
Other operating expenses	(1,669)	(643)	160
Finance cost	(132,955)	(113,397)	17
Share of loss of associates	(1,693)	(1,570)	8
Share of profit of joint ventures	111,974	189,314	(41)
Profit before income tax	3,693,478	2,985,292	24
Income tax	(1,897,331)	(1,517,551)	25
Profit for the period	1,796,147	1,467,741	22
Profit attributable to:			
Owners of the Company	797,106	934,114	(15)
Non-controlling interests	999,041	533,627	87
	1,796,147	1,467,741	22



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Profit before income tax was arrived at after charging / (crediting) the following:

	1Q 2018	1Q 2017
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Depreciation expense	8,391	6,090
Finance cost	132,955	113,397
Interest income	(114,781)	(63,275)
Net gain on disposal of property, plant and equipment	(94)	(87)
Net gain on disposal of investment properties	(251)	(2,882)
Net foreign exchange loss	99,425	35,119

Revenue and cost of sales

Revenue of the Group in 1Q 2018 grew by 13.7% or RMB867 million to RMB7.188 billion from RMB6.321 billion in 1Q 2017 primarily attributable to a significant increase in the Group's average selling price ("ASP") per square metre ("sqm") achieved in 1Q 2018 arising from the increases in ASP per sqm of existing projects and changes in product mix composition to include higher-priced projects, which partly offset by the decrease in gross floor area ("GFA") delivered to customers in current reporting period. The Group continued to deliver higher-priced projects in 1Q 2018 namely, Yanlord on the Park (仁恒世纪公寓) and Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, which accounted for approximately 74.3% and 13.7% respectively to the Group's gross revenue on sales of properties in 1Q 2018. The ASP per sqm of existing projects such as Yanlord Western Gardens (仁恒西郊雅苑) and Yanlord Eastern Gardens (仁恒东邑雅苑) in Shanghai, Tang Yue Bay Gardens (棠悦湾花园) in Suzhou and Yanlord Marina Centre – Section B (仁恒滨海中心 – B 标段) in Zhuhai, rose steadily in 1Q 2018 as compared to the corresponding period in 2017.

Cost of sales in 1Q 2018, which mainly included land, construction and capitalised borrowing costs, declined to RMB3.184 billion as compared to RMB3.195 billion in 1Q 2017, mainly attributable to the decrease in GFA delivered to customers in 1Q 2018. The decrease in cost of sales was partly offset by changes in product mix composition which included higher land cost projects in 1Q 2018 as compared with the corresponding period in 2017.

Other contributors to the Group's revenue in 1Q 2018 and 1Q 2017 mainly included rental of investment properties as well as provision of property management services and other ancillary services.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Other operating income

Other operating income included mainly interest income, net gain on disposal of investment properties and government subsidies. Other operating income increased by 76.3% or RMB53 million to RMB121 million in 1Q 2018 from RMB69 million in 1Q 2017. This is mainly due to the increase in interest income generated from bank deposits as well as non-trade amounts due from joint ventures and other parties.

Selling expenses

Selling expenses, which mainly included staff costs, advertising and promotion expenses, as well as intermediary agency fee, increased by 2.5% or RMB2 million to RMB84 million in 1Q 2018 as compared to RMB82 million in 1Q 2017 primarily due to increase in intermediary agency fee for sale of properties.

Administrative expenses

Administrative expenses mainly comprised of staff costs, utilities, entertainment expenses, legal and professional fees, rental, depreciation, bank charges and net foreign exchange loss. Excluding the net foreign exchange loss of RMB99 million in 1Q 2018 and RMB35 million in 1Q 2017, administrative expenses grew by 35.2% or RMB58 million to RMB225 million in 1Q 2018 over the same period in 2017 mainly due to the increase in general staff costs to support the continuing growth of the Group's business and the increase in professional fee. The net foreign exchange loss in current reporting period arose mainly from quarter end conversion of foreign currency denominated monetary items against functional currency in certain entities of the Group.

Finance cost

Finance cost, net of capitalised interest, grew by RMB20 million to RMB133 million in 1Q 2018 from RMB113 million in 1Q 2017 mainly due to an increase in interest expenses for financing of investment in joint ventures. In accordance with the Group's accounting policy, the finance cost used to finance the development of the Group's properties would be capitalised. Hence, the finance cost recorded in the statements of profit or loss for a given period may not be reflective of the Group's actual level of borrowings.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Share of profit of joint ventures

Share of profit of joint ventures of RMB112 million recorded in 1Q 2018 as compared to RMB189 million in 1Q 2017. Share of profit of joint ventures in 1Q 2018 mainly resulted from the share of profit of Yanlord Perennial Investment (Singapore) Pte. Ltd. and of Tangshan Nanhu Eco-City (唐山南湖生态城) project.

Income tax

Income tax, which included statutory enterprise income tax, land appreciation tax and dividend withholding tax, reported an increase of RMB380 million to RMB1.897 billion in 1Q 2018 from RMB1.518 billion in 1Q 2017. The increase was primarily due to an increase in the statutory enterprise income tax and the land appreciation tax in 1Q 2018, in-line with the increases in revenue and profit before income tax in the current reporting period over the same period last year.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(b)(i) A statement of financial position (for the issuer and Group), together with a comparative statement as at the end of the immediately preceding financial year.

Statements of Financial Position as at 31 March 2018

	GROUP		COMPANY	
	31.03.2018	31.12.2017	31.03.2018	31.12.2017
	RMB'000	RMB'000	RMB'000	RMB'000
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
<u>ASSETS</u>				
Non-current assets				
Property, plant and equipment	2,913,011	2,842,863	-	-
Investment properties	13,999,714	13,986,380	-	-
Properties for development	15,447,019	15,079,352	-	-
Investments in subsidiaries	-	-	3,351,947	3,390,836
Investments in associates	604,096	584,881	-	-
Investments in joint ventures	4,650,501	4,542,033	-	-
Other receivables and deposits	2,107,445	2,402,132	-	-
Non-trade amounts due from:				
Joint ventures	2,795,877	2,696,774	-	-
Non-controlling shareholders of subsidiaries	400,000	400,000	-	-
Other financial asset	2,990	2,990	-	-
Intangible asset	2,092	812	-	-
Deferred tax assets	508,012	445,184	-	-
Total non-current assets	43,430,757	42,983,401	3,351,947	3,390,836
Current assets				
Inventories	108,720	92,721	-	-
Completed properties for sale	5,769,064	8,487,306	-	-
Properties under development for sale	26,159,527	25,587,718	-	-
Trade receivables	39,440	26,298	-	-
Other receivables and deposits	3,544,457	3,923,692	3	4
Non-trade amounts due from:				
Subsidiaries	-	-	11,692,509	11,926,923
Associates	1,320,135	1,283,682	-	-
Joint ventures	3,270,681	2,849,514	-	-
Non-controlling shareholders of subsidiaries	2,359,277	2,336,464	-	-
Other related parties	722	584	-	-
Income tax prepayment	903,939	791,636	-	-



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	GROUP		COMPANY	
	31.03.2018	31.12.2017	31.03.2018	31.12.2017
	RMB'000	RMB'000	RMB'000	RMB'000
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Pledged bank deposits	30,816	40,029	-	-
Cash and cash equivalents	16,235,460	17,798,313	2,057	2,650
Total current assets	59,742,238	63,217,957	11,694,569	11,929,577
Total assets	103,172,995	106,201,358	15,046,516	15,320,413

EQUITY AND LIABILITIES

Capital, reserves and non-controlling

interests

Share capital	7,261,726	7,261,726	7,261,726	7,261,726
Reserves	16,618,978	15,468,798	(47,968)	100,507
Equity attributable to owners of the Company	23,880,704	22,730,524	7,213,758	7,362,233
Non-controlling interests	10,438,195	9,972,287	-	-
Total equity	34,318,899	32,702,811	7,213,758	7,362,233

Non-current liabilities

Bank and other borrowings

– due after one year	27,509,772	27,664,355	639,509	639,509
Senior notes	2,810,822	2,911,604	-	-
Deferred tax liabilities	2,665,266	2,607,761	-	-
Non-trade amounts due to:				
Joint venture	100,000	-	-	-
Non-controlling shareholders of subsidiaries	158,815	1,265,625	-	-
Put liability to acquire non-controlling interests	1,334,144	1,334,144	-	-
Deferred income	171,848	138,083	-	-
Total non-current liabilities	34,750,667	35,921,572	639,509	639,509

Current liabilities

Bank and other borrowings

– due within one year	3,341,970	2,557,063	79,398	79,201
Trade payables	6,242,882	7,307,244	-	-
Other payables	17,754,482	22,051,664	1,998	3,667
Non-trade amounts due to:				
Subsidiary	-	-	7,109,826	7,186,140
Joint ventures	1,131	-	-	-



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	GROUP		COMPANY	
	31.03.2018	31.12.2017	31.03.2018	31.12.2017
	RMB'000	RMB'000	RMB'000	RMB'000
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Directors	2,027	49,663	2,027	49,663
Non-controlling shareholders of subsidiaries	1,090,552	688,573	-	-
Other related parties	45,008	55,676	-	-
Income tax payable	5,625,377	4,867,092	-	-
Total current liabilities	34,103,429	37,576,975	7,193,249	7,318,671
Total equity and liabilities	103,172,995	106,201,358	15,046,516	15,320,413



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(b)(ii) Aggregate amount of Group's borrowings and debt securities

	GROUP	
	As at 31.03.2018	As at 31.12.2017
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Amount repayable in one year or less, or on demand:-		
Secured	1,833,100	1,958,600
Unsecured	2,090,680	598,463
Sub-total 1	3,923,780	2,557,063
Amount repayable after one year:-		
Secured	11,678,336	11,746,336
Unsecured	18,801,073	20,095,248
Sub-total 2	30,479,409	31,841,584
Total debt	34,403,189	34,398,647

Details of any collateral

Secured borrowings are generally secured by the property, plant and equipment, investment properties, properties for development and properties under development for sale.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(c) A statement of cash flows (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Consolidated Statements of Cash Flows for the Period Ended 31 March 2018

	1Q 2018	1Q 2017
	RMB'000	RMB'000
Operating activities		
Profit before income tax	3,693,478	2,985,292
Adjustments for:		
Depreciation expense	8,391	6,090
Finance cost	132,955	113,397
Interest income	(114,781)	(63,275)
Net gain on disposal of property, plant and equipment	(94)	(87)
Net gain on disposal of investment properties	(251)	(2,882)
Share of loss of associates	1,693	1,570
Share of profit of joint ventures	(111,974)	(189,314)
Operating cash flows before movements in working capital	3,609,417	2,850,791
Properties for development	(150,462)	(8,045,023)
Inventories	(15,944)	(6,610)
Completed properties for sale	2,821,142	1,957,787
Properties under development for sale	(507,814)	(53,405)
Trade and other receivables and deposits	830,339	1,556,756
Trade and other payables	(5,498,266)	(3,501,132)
Cash generated from (used in) operations	1,088,412	(5,240,836)
Interest paid	(485,734)	(501,518)
Income tax paid	(1,257,453)	(1,195,665)
Net cash used in operating activities	(654,775)	(6,938,019)
Investing activities		
Acquisition of subsidiaries	(303,000)	-
Capital withdrawal by an associate	(25,281)	-
Interest received	47,795	38,912
Decrease in pledged bank deposits	9,213	481,571



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	1Q 2018	1Q 2017
	RMB'000	RMB'000
Proceeds on disposal of property, plant and equipment	738	1,957
Proceeds on disposal of investment properties	476	7,894
Payment for property, plant and equipment	(79,991)	(180,134)
Payment for investment properties	(13,559)	(35,296)
Payment for intangible asset	(1,280)	(199)
Advance to associates	(23,197)	(21,186)
Advance to joint ventures	(444,460)	(17,431)
Repayment from joint ventures	4,315	25,000
Advance to non-controlling shareholders of subsidiaries	(20,368)	(867,480)
Advance to a related company	(167)	-
Net cash used in investing activities	(848,766)	(566,392)
Financing activities		
Dividends paid to non-controlling shareholders of subsidiaries	(180,692)	(75,439)
Net proceeds on issue of senior notes	-	3,085,026
Proceeds from bank and other borrowings	1,200,000	5,760,089
Repayment of bank and other borrowings	(393,500)	(4,282,922)
Purchase of treasury shares	-	(40,561)
Advance from joint ventures	101,131	-
(Repayment to) Advance from directors	(48,735)	489
Repayment to ultimate holding company	-	(671,930)
Advance from non-controlling shareholders of subsidiaries	8,939	632,050
Repayment to non-controlling shareholders of subsidiaries	(525,000)	-
Advance from other related parties	(10,668)	(19,255)
Capital injection from a non-controlling shareholder of a subsidiary	4,900	-
Capital withdrawal by a non-controlling shareholder of subsidiaries	(272,186)	-
Acquisition of non-controlling interest in a subsidiary	-	(1,411,819)
Disposal of partial interest in a subsidiary	-	12,000
Net cash (used in) from financing activities	(115,811)	2,987,728
Net decrease in cash and cash equivalents	(1,619,352)	(4,516,683)
Cash and cash equivalents at beginning of period	17,798,313	17,583,383



仁 恒
YANLORD

YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	1Q 2018	1Q 2017
	RMB'000	RMB'000
Effect of exchange rate changes on the balances of cash held in foreign currencies	56,499	23,222
Cash and cash equivalents at end of period	16,235,460	13,089,922



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(d) A statement of comprehensive income (for the issuer and Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Statements of Comprehensive Income for the Period Ended 31 March 2018

	GROUP		COMPANY	
	1Q 2018	1Q 2017	1Q 2018	1Q 2017
	RMB'000	RMB'000	RMB'000	RMB'000
Profit (Loss) for the period	1,796,147	1,467,741	(23,078)	(12,585)
Other comprehensive income (expense):				
<u>Item that will not be reclassified subsequently to</u>				
<u>profit or loss:</u>				
Share of other comprehensive income of a joint venture	5,568	-	-	-
<u>Items that may be reclassified subsequently to</u>				
<u>profit or loss:</u>				
Currency translation difference	350,064	(33,646)	(125,397)	204,357
Share of other comprehensive expense of a joint venture	(2,558)	-	-	-
Other comprehensive income (expense) for the period, net of tax	353,074	(33,646)	(125,397)	204,357
Total comprehensive income (expense) for the period	2,149,221	1,434,095	(148,475)	191,772
Total comprehensive income (expense) attributable to:				
Owners of the Company	1,150,180	900,468	(148,475)	191,772
Non-controlling interests	999,041	533,627	-	-
	2,149,221	1,434,095	(148,475)	191,772



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(e)(i) A statement (for the issuer and Group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Group Statements of Changes in Equity for the Period Ended 31 March 2018

	Share capital	Treasury shares	Currency translation reserve	Statutory reserve	Merger deficit	Other reserve	Accumulated profits	Attributable to owners of the Company	Non- controlling interests	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Balance at 1 January 2018	7,261,726	(132,309)	(194,903)	1,503,873	(1,834,019)	(3,285,564)	19,411,720	22,730,524	9,972,287	32,702,811
Total comprehensive income for the period:										
Profit for the period	-	-	-	-	-	-	797,106	797,106	999,041	1,796,147
Other comprehensive income for the period	-	-	350,064	-	-	(2,558)	5,568	353,074	-	353,074
Total	-	-	350,064	-	-	(2,558)	802,674	1,150,180	999,041	2,149,221
Transactions with owners, recognised directly in equity:										
Capital injection from a non-controlling shareholder	-	-	-	-	-	-	-	-	4,900	4,900
Capital withdrawal by a non-controlling shareholder	-	-	-	-	-	-	-	-	(272,186)	(272,186)
Dividends declared to a non-controlling shareholder	-	-	-	-	-	-	-	-	(265,847)	(265,847)
Appropriations	-	-	-	31,237	-	-	(31,237)	-	-	-
Total	-	-	-	31,237	-	-	(31,237)	-	(533,133)	(533,133)
Balance at 31 March 2018	7,261,726	(132,309)	155,161	1,535,110	(1,834,019)	(3,288,122)	20,183,157	23,880,704	10,438,195	34,318,899



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Group Statements of Changes in Equity for the Period Ended 31 March 2017

	Share capital	Treasury shares	Currency translation reserve	Statutory reserve	Merger deficit	Other reserve	Accumulated profits	Attributable to owners of the Company	Non- controlling interests	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Balance at 1 January 2017	7,261,726	(47,006)	(689,689)	1,403,010	(1,834,019)	(1,758,997)	16,711,769	21,046,794	8,962,762	30,009,556
Total comprehensive income for the period:										
Profit for the period	-	-	-	-	-	-	934,114	934,114	533,627	1,467,741
Other comprehensive expense for the period	-	-	(33,646)	-	-	-	-	(33,646)	-	(33,646)
Total	-	-	(33,646)	-	-	-	934,114	900,468	533,627	1,434,095
Transactions with owners, recognised directly in equity:										
Change of interest in subsidiaries	-	-	-	-	-	(1,466,356)	-	(1,466,356)	(103,783)	(1,570,139)
Dividends declared to non-controlling shareholders	-	-	-	-	-	-	-	-	(37,091)	(37,091)
Repurchase of shares	-	(40,561)	-	-	-	-	-	(40,561)	-	(40,561)
Appropriations	-	-	-	38,913	-	-	(38,913)	-	-	-
Total	-	(40,561)	-	38,913	-	(1,466,356)	(38,913)	(1,506,917)	(140,874)	(1,647,791)
Balance at 31 March 2017	7,261,726	(87,567)	(723,335)	1,441,923	(1,834,019)	(3,225,353)	17,606,970	20,440,345	9,355,515	29,795,860



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Company Statements of Changes in Equity for the Period Ended 31 March 2018

	Share capital RMB'000	Treasury shares RMB'000	Currency translation reserve RMB'000	Accumulated profits RMB'000	Total RMB'000
Balance at 1 January 2018	7,261,726	(132,309)	(123,755)	356,571	7,362,233
Total comprehensive expense for the period:					
Loss for the period	-	-	-	(23,078)	(23,078)
Other comprehensive expense for the period	-	-	(125,397)	-	(125,397)
Total	-	-	(125,397)	(23,078)	(148,475)
Balance at 31 March 2018	7,261,726	(132,309)	(249,152)	333,493	7,213,758

Unaudited Company Statements of Changes in Equity for the Period Ended 31 March 2017

	Share capital RMB'000	Treasury shares RMB'000	Currency translation reserve RMB'000	Accumulated profits RMB'000	Total RMB'000
Balance at 1 January 2017	7,261,726	(47,006)	(246,993)	210,588	7,178,315
Total comprehensive income for the period:					
Loss for the period	-	-	-	(12,585)	(12,585)
Other comprehensive income for the period	-	-	204,357	-	204,357
Total	-	-	204,357	(12,585)	191,772
Repurchase of shares, representing total transaction with owners, recognised directly in equity	-	(40,561)	-	-	(40,561)
Balance at 31 March 2017	7,261,726	(87,567)	(42,636)	198,003	7,329,526



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(e)(ii) Details of any changes in the Company's share capital arising from rights issue, bonus issue, share-buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Share Capital

	Number of ordinary shares (including treasury shares)	Share capital (net of expenses) RMB'000
As at 1 January 2018 and 31 March 2018	1,948,736,476	7,261,726

Treasury Shares

During the period from 1 January 2018 to 31 March 2018, the Company did not repurchase any treasury shares (1 January 2017 to 31 March 2017: 5,013,600 shares). Treasury shares are presented as a component within equity attributable to owners of the Company.

The number of shares held as treasury shares against the total number of issued shares excluding treasury shares of the Company, as at the end of 31 March 2018 and as at the end of 31 March 2017 were as follows:

	Number of treasury shares	RMB'000
As at 31 March 2017	12,164,200	87,567



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	Number of treasury shares	RMB'000
As at 1 January 2018 and 31 March 2018	17,201,100	132,309
	Percentage of aggregate number of treasury shares held against the total number of ordinary shares (excluding treasury shares)	
As at 31 March 2017	1,936,572,276	0.6%
As at 31 March 2018	1,931,535,376	0.9%

Subsidiary Holdings

There was no subsidiary holdings as at 31 March 2018 and 31 March 2017.

1(e)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

	31.03.2018	31.12.2017
Total number of issued shares	1,948,736,476	1,948,736,476
Total number of treasury shares	(17,201,100)	(17,201,100)
Total number of issued shares (excluding treasury shares)	1,931,535,376	1,931,535,376

1(e)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

1(e)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures for the first quarter ended 31 March 2018 have neither been audited nor reviewed by the auditors.

3. Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of a matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

In December 2017, the Accounting Standards Council ("ASC") issued the Singapore Financial Reporting Standards (International) ("SFRS(I)"), which is identical to the International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). The Group's financial statements for the financial year ending 31 December 2018 will be prepared in accordance with SFRS(I) issued by the ASC.

The Group has applied the same accounting policies and methods of computation in the unaudited financial statements for the current reporting period as those of the audited financial statements for the year ended 31 December 2017, except for the adoption of new / revised SFRS(I) applicable for the financial period beginning 1 January 2018 as follows:

SFRS(I) 1 First-time Adoption of Singapore Financial Reporting Standards (International)

SFRS(I) 9 Financial Instruments

SFRS(I) 15 Revenue from Contracts with Customers

The application of SFRS(I) 1, SFRS(I) 9 and SFRS(I) 15 does not have any significant impact on the Group's financial statements.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

5. If there are any changes in the accounting policies and methods of computations, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Please refer to Note 4 and the audited financial statements for the year ended 31 December 2017 for more information.

6. Earnings per ordinary share (EPS) of the Group for the current financial period reported on and the corresponding period of the immediately preceding financial year, based on profit after tax and non-controlling interests attributable to the owners of the Company after deducting any provision for preference dividends.

	GROUP	
	1Q 2018	1Q 2017
	(Unaudited)	(Unaudited)
EPS based on Group's profit attributable to owners of the Company:		
(i) On the weighted average number of shares (RMB)	41.27 cents	48.14 cents
- Weighted average number of shares	1,931,535,376	1,940,233,827
(ii) On a fully diluted basis (RMB)	41.27 cents	48.14 cents
- Adjusted weighted average number of shares	1,931,535,376	1,940,233,827

7. Net asset value (for the issuer and Group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-

- (i) current financial period reported on; and
- (ii) immediately preceding financial year

	GROUP		COMPANY	
	31.03.2018	31.12.2017	31.03.2018	31.12.2017
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Net asset value per share based on issued share capital at the end of the period / year (RMB)	12.36	11.77	3.73	3.81



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

8. A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. It must include a discussion of the following:-

- (a) any significant factors that affected the turnover, costs, and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**

1Q 2018 vs. 1Q 2017

Driven by the increases in ASP per sqm of existing projects and changes in product mix composition to include higher-priced projects in 1Q 2018 as mentioned above in Note 1(a), revenue of the Group rose 13.7% or RMB867 million to RMB7.188 billion in 1Q 2018 as compared to RMB6.321 billion in 1Q 2017. Higher-margin projects namely, Yanlord on the Park (仁恒世纪公寓) and Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, accounted for approximately 74.3% and 13.7% respectively of the Group's gross revenue from sales of properties in 1Q 2018.

The Group's gross profit grew by 28.1% or RMB879 million to RMB4.004 billion in 1Q 2018 from RMB3.126 billion in 1Q 2017 as the result of higher ASP per sqm achieved in 1Q 2018 over the same period in 2017 as mentioned above in Note 1(a). Gross profit margin reported an increase of 6.2 percentage points to 55.7% in 1Q 2018 from 49.5% in 1Q 2017 primarily due to the change in the composition of product mix to include larger portion of higher-margin projects in 1Q 2018 as mentioned above as well as the increases in ASP per sqm of existing projects as mentioned above in Note 1(a) driven by positive market responses for Yanlord's high-quality properties.

Hence, profit before income tax experienced a growth of 23.7% or RMB708 million to RMB3.693 billion in 1Q 2018 from RMB2.985 billion in 1Q 2017. Profit before income tax margin grew by 4.2 percentage points to 51.4% in 1Q 2018 as compared to 47.2% in 1Q 2017, in-line with the increase in gross profit margin in 1Q 2018.

Profit for the period increased by 22.4% or RMB328 million to RMB1.796 billion in 1Q 2018 from RMB1.468 billion in 1Q 2017, while profit for the period margin grew by 1.8 percentage points to 25.0% in 1Q 2018 from 23.2% in 1Q 2017.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

- b) any material factors that affected the cash flows, working capital, assets or liabilities of the Group during the current financial period reported on.

STATEMENTS OF FINANCIAL POSITION

Non-current liabilities

Non-trade amount due to a joint venture

Non-trade amount due to a joint-venture of RMB100 million as at 31 March 2018 is advance from a joint venture.

Non-trade amounts due to non-controlling shareholders of subsidiaries

Non-trade amounts due to non-controlling shareholders of subsidiaries decreased to RMB159 million as at 31 March 2018 from RMB1.266 billion as at 31 December 2017 mainly due to transfer of the amounts due within one year to current liabilities.

Current liabilities

Other payables

Other payables, which mainly included advances received from customers, decreased by 19.5% or RMB4.297 billion to RMB17.754 billion as at 31 March 2018 from RMB22.052 billion as at 31 December 2017 mainly due to a decrease in pre-sales proceeds received from the customers.

Non-trade amounts due to joint ventures

Non-trade amounts due to joint ventures of RMB1 million as at 31 March 2018 is mainly the amount received on behalf of the joint venture.

Non-trade amounts due to non-controlling shareholders of subsidiaries

Non-trade amounts due to non-controlling shareholders of subsidiaries increased to RMB1.091 billion as at 31 March 2018 from RMB689 million as at 31 December 2017 mainly due to transfer of the amounts due within one year from non-current liabilities, partly offset by the settlement.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

STATEMENTS OF CASH FLOWS

Net cash used in operating activities

Net cash used in operating activities decreased by RMB6.283 billion to RMB655 million in 1Q 2018 from RMB6.938 billion in 1Q 2017 primarily attributable to decrease in landbank payments in current reporting period over the same period last year.

Net drawdown from bank and other borrowings

Net drawdown from bank and other borrowings decreased by RMB671 million to RMB807 million in 1Q 2018 from RMB1.477 billion in 1Q 2017 as a result of a decrease in drawdown and repayment, in-line with our decrease in the fund used in operating activities.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

No forecast or prospect statement for the current financial period has been previously disclosed to shareholders.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months

INDUSTRY OUTLOOK

The People's Republic of China ("PRC") real estate sector grew steadily in 1Q 2018 with total investment in residential development rising 13.3% to RMB1.471 trillion based on data compiled by the National Bureau of Statistics ("NBS") on 19 April 2018. Buoyed by healthy demand for residential properties, prices for primary commodity housing within the top 70 cities rose approximately 5.5% in March 2018 according to NBS on 18 April 2018.

COMPANY OUTLOOK

The Group continues to witness steadfast buyer demand for its high-quality residential developments. As at 31 March 2018, the Group has received advances for pre-sale properties (recorded as "Other payables" in the statements of financial position), amounting to RMB16.602 billion, with an accumulated pre-sale amount of RMB18.197 billion.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

The Group will continue to deliver projects in accordance with its delivery schedule. This would include launching a new project and new batches of existing projects in 2Q 2018 namely, Oasis New Island Gardens (Phase 2) (绿洲新岛花园二期) and Yanlord Taoyuan Gardens (桃园世纪华庭) in Nanjing, Yanlord on the Park (仁恒世纪公寓) and Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, Tang Yue Bay Gardens (棠悦湾花园) and Riverbay Gardens (江湾雅苑) in Suzhou, Tianjin Hong Qiao Land (Phase 1) (红咸雅苑一期) in Tianjin as well as Yanlord Marina Peninsula Gardens (Phase 2) (仁恒滨海半岛花园二期) in Zhuhai.

Subsequent to the end of the period, the Group announced the successful joint bid for the freehold Tulip Garden project in Singapore Central Region for S\$906.9 million. Ideally located within Singapore's prime District 10 address, Tulip Garden lies a stone's throw from the chic Holland Village enclave and rests on an undulating site of approximately 316,708 square feet. With a Masterplan plot ratio of 1.6, the site could potentially yield up to 670 prime residential units. This acquisition marks Yanlord's maiden entry into Singapore's residential market and will offer chic urbanites a rare opportunity to own a home in one of Singapore's most sought after and vibrant addresses.

In March 2018, the Group entered into a strategic collaboration with state owned Shanghai Pudong Development Group Limited (上海浦东开发(集团)有限公司) to oversee the project management of approximately 1,740 rental housing units in Shanghai. Capitalising on Yanlord's strong brand equity and track record for developing high-quality residential developments, this latest collaboration creates a unique opportunity to utilise our capabilities to further enhance our revenues from project management and property management. Looking ahead, we will leverage off this model to seek out other collaborative opportunities to drive the sustainable development of this business segment.

Outlook

Given the volatilities in the global economy and the bearing of austerity measures introduced by the PRC government, the Group will continue to maintain its strong cash position and prudent financial policies to ensure the sustainable growth and development of the Group. Capitalising on the stable economic development of the PRC, which saw GDP rising 6.8% in 1Q 2018 based on the data released by NBS on 19 April 2018, Yanlord, with its high quality landbank and strong brand recognition, is well poised to tap the rising demand for quality residential developments in the PRC.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Barring any significant deterioration in the global economy and any other unforeseen circumstances, the Board of Directors is confident of the Group's performance relative to the industry trend for the next reporting period and the next 12 months based on the number of pre-sale units to-date, expected delivery schedules and on-schedule construction works in progress.

11. Dividend

- (a) Any dividend declared for the current financial period reported on? Nil.
- (b) Any dividend declared for the corresponding period of the immediately preceding financial year?
Nil.
- (c) Date payable: Not applicable.
- (d) Books closure date: Not applicable.

12. If no dividend has been declared/recommended, a statement to that effect

No dividend has been declared or recommended for the period under review.

13. If the Group has obtained a general mandate from shareholders for Interested Person Transactions ("IPTs"), the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group does not have a shareholders' general mandate for IPTs.

14. Confirmation of the Board of Directors ("Board")

We refer to the requirement under Rule 705(5) of the SGX-ST Listing Manual.

We, Zhong Sheng Jian and Chan Yiu Ling, directors of the Company, hereby confirm on behalf of the Board that, to the best of our knowledge, nothing has come to the attention of the Board, which may render the unaudited first quarter financial results of the Group for the period ended 31 March 2018 to be false or misleading in any material aspects.

ON BEHALF OF THE BOARD

Zhong Sheng Jian
Chairman and Chief Executive Officer

Chan Yiu Ling
Director



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

15. Undertakings under Rule 720(1)

The Company hereby confirms that it has procured undertakings from all its directors and executive officers under Rule 720(1) of the SGX-ST Listing Manual.

ON BEHALF OF THE BOARD

Zhong Sheng Jian

Chairman and Chief Executive Officer

14 May 2018