



Yanlord Land Group Limited

*Press Release - YANLORD MAKES WINNING JOINT BID FOR FREEHOLD TULIP GARDEN IN SINGAPORE CENTRAL REGION FOR S\$906.9 MILLION*

---

## **YANLORD MAKES WINNING JOINT BID FOR FREEHOLD TULIP GARDEN IN SINGAPORE CENTRAL REGION FOR S\$906.9 MILLION**

- Acquisition marks Yanlord's maiden entry into Singapore's prime freehold residential property market
- Project is situated in the chic Holland Village enclave and the exclusive Good Class Bungalow area, is set for the best of lifestyle and exclusivity.
- Well connected to transport modes and proximity to Orchard Road.

**Singapore/Hong Kong – 12 April 2018** – 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, is pleased to announce that Asia Radiant Pte. Ltd., an entity under a jointly held entity with MCL Land Limited, a subsidiary of Hongkong Land Holdings Limited; successfully tendered S\$906.9 million for the collective sale of the property known as Tulip Garden in Singapore and has been duly accepted by owners of the property.

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. Benefiting from its excellent connectivity via the key thoroughfare of Farrer Road and being minutes away from the Farrer Road MRT station means future residents of the project will have seamless access to a comprehensive suite of lifestyle, healthcare and education amenities.

Commenting on the successful acceptance of its bid, Yanlord's Chairman and Chief Executive Officer, Mr. Zhong Sheng Jian, said, “The successful acquisition of this prime

site marks our inaugural venture into the Singapore property market. As a key global financial centre, Singapore's residential market presents a good value proposition for developers seeking to develop additional growth opportunities. With a mature suite of lifestyle offerings, this freehold site has strong potential for development and leveraging on our development capabilities as well as that of our partner, we hope to develop this land parcel into a new landmark development."

Mr Anthony Chia, President of Yanlord Commercial Property Investments Pte. Ltd., said: "This freehold site coupled with its excellent transport connectivity is a prized find and offers chic urbanites a rare opportunity to own a home in one of Singapore's most sought after and vibrant addresses. Targeted for completion by year 2023, future residents of this project will benefit from key URA initiatives to expand the Holland Village enclave through projects such as the Holland Village Extension which will further enhance the current suite of lifestyle amenities."

The acquisition and development of the project will be financed by internal resources and bank borrowings.

**### END ###**

*Issued on behalf of Yanlord Land Group Limited*

**Analysts & Media Contact:**

<b>Yim Jeng Yuh</b> <b>Head of Corporate and Investor Relations</b> Phone: (65) 6336 2922 <a href="mailto:jengyuh.yim@yanlord.com.sg">jengyuh.yim@yanlord.com.sg</a>	<b>Krystal Xu</b> <b>Investor Relations Associate</b> Phone: (65) 6336 2922 <a href="mailto:Krystal.xu@yanlord.com.sg">Krystal.xu@yanlord.com.sg</a>
---	---

**About Yanlord Land Group Limited:**

**(Co. Reg. No. 200601911K)**

Yanlord Land Group Limited (Z25.SI) is a real estate developer focusing 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 15 key high-growth cities within the six major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing, Suzhou, Hangzhou and Nantong; (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin, Tangshan and Jinan; (iv) Southern China – Shenzhen, Zhuhai and Zhongshan; (v) Hainan – Haikou and 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)*