



Yanlord Land Group Limited

Press Release - YANLORD ENTERS STRATEGIC ALLIANCE WITH A SUBSIDIARY OF CHINA RESOURCES LAND FOR PRIMARY LAND REDEVELOPMENT IN ZHONGSHAN

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- Yanlord enters strategic alliance with a subsidiary of state owned China Resources Land Limited (“CR Land”) for primary land redevelopment in Zhongshan, Guangdong through a RMB64 million acquisition of shares in a group of entities.
- Designated as a Guangdong provincial level project, the 1.23 km² site will be redeveloped into a landmark lifestyle and services hub in Zhongshan city.

Singapore/Hong Kong – 2 Sep 2016 – Singapore Exchange 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, announced today that it has through its wholly-owned subsidiary, Nanjing Renyuan Investment Co., Ltd., acquired a wholly-owned subsidiary in Zhongshan, Guangdong, PRC, known as Zhongshan Renyuan Investment Co., Ltd. (“ZRI”) which in turn owns three other entities in its group at the time of acquisition for a total consideration of RMB64 million.

Through this acquisition of ZRI, Yanlord will obtain varying interests in a group of entities that includes a strategic 35% interest in Zhongshan China Resources Land Property Development Co., Ltd., an investment holding company jointly held with a subsidiary of CR Land who holds a 40% interest, which in turn holds controlling stakes in two property development companies in Zhongshan that will focus on the primary redevelopment of the 1.23 km² site (“中山市西区服务业综合改革试验区”).

Ideally situated in Zhongshan city which is named after the Father of Modern China, Dr Sun Yat-sen, the site is connected via the city’s key thoroughfares and is nestled between the Zijiang (岐江河) and Siku Rivers (狮滘河). Earmarked as a Guangdong provincial level project, the site will be redeveloped into a landmark lifestyle and services hub in Zhongshan city which the city

government believes will contribute significantly to the economic development and lifestyle habits of the residents of the city.

Commenting on this latest acquisition, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "This latest acquisition marks our first collaboration with CR Land and provides us with a strategic partner to jointly explore property development in Zhongshan. Capitalising on our track record for primary land redevelopment projects such as our 15 km² Sino-Singapore Nanjing Eco Hi-tech Island project and our 10 km² Sino-Singapore Yanlord (Haimen) Yangtze Eco Hi-Tech City, this convergence of strengths will further augment our competitive advantage in property development and complement our existing footprint within the Pearl River Delta region. A growing economic centre, Zhongshan's rapid pace of development presents significant potential for that will contribute to our future growth."

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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 Yanlord Land Group Limited, please refer to the Group's website, www.yanlordland.com.