



YANLORD 1H 2016 NET PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY SURGES 213.1% TO RMB584.1 MILLION ON STRONG MARKET DEMAND FOR ITS PRIME DEVELOPMENTS

- Underscored by healthy home buyer demand in the PRC and robust pre-sale delivery, 1H 2016 revenue rose 206.2% to RMB10.257 billion, while profit attributable to owners of the Company rose 213.1% to RMB584.1 million in 1H 2016.
- Healthy market sentiments in the PRC propelled the Group's pre-sale accumulation in 1H 2016. Pre-sale of properties and car parks in 1H 2016 rose 55.3% to RMB17.128 billion from RMB11.027 billion in 1H 2015 while accumulated pre-sales pending recognition as at 30 June 2016 was RMB28.884 billion.
- Robust sales collection underscores the Group's healthy financials which had a net debt to equity gearing ratio of 1.9% as at 30 June 2016. Cash and cash equivalents position was RMB18.955 billion as at 30 June 2016. Fully diluted earnings per share in 1H 2016 rose 213.2% to 29.97 Renminbi cents.
- To augment the Group's future development, Yanlord has announced the acquisition of stakes in seven land parcels across first and second tier cities of China with total GFA of approximately 1.78 million sqm since the beginning of 2016.

	1H 2016	1H 2015	Change (%)
ASP (RMB / sqm)	29,741	25,461	16.8
GFA Delivered (sqm)	340,550	116,061	193.4
Revenue (RMB mil)	10,257.0	3,350.3	206.2
Gross Profit (RMB mil)	2,314.7	1,248.8	85.3
Gross Profit Margin (%)	22.6	37.3	(14.7 ppt)
Profit for the period (RMB mil)	900.3	425.3	111.7
Profit Attributable to Owners of the Company (RMB mil)	584.1	186.5	213.1
Net Attributable Profit Margin (%)	5.7	5.6	0.1 ppt
Earnings per share (RMB cents) ¹	29.97	9.57	213.2

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

Singapore/Hong Kong – 11 August 2016 – Singapore Exchange (“SGX”) 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 (“PRC”), announced its results for the period of January to June 2016 (“1H 2016”).

Underscored by healthy market demand for the Group’s quality developments in the PRC, the Group continues to witness robust buyer interest for its high quality developments in the first half of 2016. Lead by the positive market sentiments particularly in the first and second tier cities, pre-sale of properties and car parks in 1H 2016 rose 55.3% to RMB17.128 billion from RMB11.027 billion in 1H 2015 while accumulated pre-sales pending recognition as at 30 June 2016 was RMB28.884 billion and is expected to be progressively recognised as revenue in subsequent financial periods. As of 30 June 2016, the Group has received RMB24.437 billion as advances for pre-sale properties.

2Q 2016

Recognised revenue of the Group rose 216.5% in 2Q 2016 to RMB7.404 billion compared to RMB2.340 billion in 2Q 2015. The growth in recognised revenue was largely due to a 197.2% increase in gross floor area (“GFA”) delivered in 2Q 2016 to 260,363 square metre (“sqm”) coupled with a higher achieved average selling price (“ASP”) of RMB28,400 per sqm in 2Q 2016 compared to RMB25,345 per sqm in 2Q 2015.

In-line with the greater recognised revenue in 2Q 2016, net profit attributable to owners of the Company rose approximately 89.4% to RMB323.9 million from RMB171.1 million in 2Q 2015.

1H 2016

Recognised revenue in 1H 2016 rose 206.2% to RMB10.257 billion driven by the steadfast revenue growth in the first and second quarters of 2016. Underlining the revenue increase was a 193.4% increase in GFA delivered during the period to 340,550 sqm coupled with a 16.8% increase in ASP to RMB29,741 per sqm in 1H 2016 that arose due to the delivery of higher-priced projects in Shanghai namely, Yanlord Western Gardens (仁恒西郊雅苑), Yanlord Sunland Gardens (Phase 1 and 2) (仁恒森兰雅苑一期及二期) and Yanlord Eastern Gardens (仁恒东邑雅苑), which collectively accounted for 65.7% of the Group’s gross revenue from the sales of properties in 1H 2016.

Reflecting the significant increase in 1H 2016 revenue, net profit attributable to owners of the Company similarly rose 213.1% to RMB584.1 million in 1H 2016, while earnings per share on a fully diluted basis rose 213.2% to 29.97 RMB cents in 1H 2016 as compared to 9.57 RMB cents in 1H 2015.

Robust sales collection continues to augment the Group's financial position. Cash and cash equivalents of RMB18.955 billion as at 30 June 2016 coupled with a healthy net debt to total equity gearing ratio of 1.9% provides the Group with the necessary foundations and headroom to drive its future development.

Moving forward, the Group will continue to launch new projects and new batches of its existing projects in 3Q 2016 namely, Yanlord Riverbay (Phase 2) (仁恒滨河湾二期) in Chengdu, Four Seasons Gardens (Phase 2) (四季花园二期) in Nantong, Yanlord Sunland Gardens (Phase 2) (仁恒森兰雅苑二期), Yanlord Eastern Gardens (仁恒东邑雅苑) 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 3) (天津景新花园三期) as well as Yanlord Marina Peninsula Gardens (Phase 2) (仁恒滨海半岛花园二期) in Zhuhai.

The Group continues to actively pursue opportunities to expand its landbank holdings. Since the start of 2016, the Group has announced the acquisition of full and partial stakes in seven land parcels across the first and second tier cities of the PRC. With a total combined GFA of approximately 1.78 million sqm, these land parcels are spread across key cities such as Shenzhen (2 sites), Nanjing (2 sites), Tianjin (2 sites) and Suzhou (1 site) and is expected to contribute significantly to the Group's future development.

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 catalyst for sustainable development of the PRC real estate sector. Capitalising on this favourable market environment, we continue to make significant strides in pre-sales accumulation in 1H 2016. Building upon our healthy pipeline of project launches in prime locations within the first and second tier cities of the PRC, we hope to further enhance our pre-sales accumulation efforts. Since the beginning of 2016, we have leveraged on our healthy financial position and strong sales collection to embark on various initiatives that will augment our landbank holdings. Ideally situated in prime locations within first and second tier

cities, these sites will tap on Yanlord's track record in the development of high-end international communities and is expected to contribute positively to our future growth and development."

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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 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 1H 2016 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.