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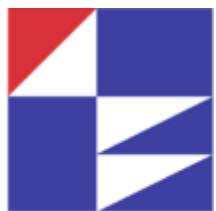
YANLORD LAND GROUP LIMITED (Z25.SI)

仁恒置地集团有限公司

1H 2021 Results Announcement

12 August 2021



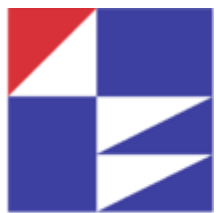


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- Key Financial Highlights
- Business Operation Highlights
- Property Investment and Hotel Operations
- Property Development and Land Acquisitions
- Dividend Payout





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Key Achievements in 1H 2021



Key Achievements in 1H 2021



- In the first half of financial year ending 31 December 2021 (“1H 2021”), Yanlord Land Group Limited (“Yanlord” or “Company” and together with its subsidiaries, “Group”) recorded a revenue of RMB13.189 billion, an increase of 44.7% over the first half of financial year ended 31 December 2020 (“1H 2020”), of which, RMB11.359 billion was contributed from property development, RMB692 million from property investment and hotel operations, RMB420 million from property management and the remaining RMB718 million from other segment, representing an increase of 46.0%, 40.9%, 13.7% and 50.4% compared to 1H 2020, respectively;
- Profit for the period increased by 54.8% or RMB555 million to RMB1.567 billion in 1H 2021 from RMB1.013 billion in 1H 2020, mainly due to increase in gross profit, other operating income and other gains and share of profit of joint ventures and associates as well as decrease in finance cost, partly offset by absence of fair value gain on investment property. The profit margin for the period increased by 0.8 percentage point to 11.9% in 1H 2021 compared to 11.1% in 1H 2020;
- Profit attributable to owners of the Company for 1H 2021 was RMB823 million, an increase of 67.1% compared to 1H 2020;
- Demand for Yanlord’s high-quality developments continued to be supported by a healthy home buyers base amidst the COVID-19 pandemic. Property contracted pre-sales of the Group together with its joint ventures and associates reached RMB28.681 billion in 1H 2021 on a total gross floor area (“GFA”) of 898,943 square metres (“sqm”), a decrease of 3.7% and an increase of 8.1% respectively, compared to 1H 2020. Average selling price (“ASP”) decreased by 10.9% to RMB31,905 per sqm in 1H 2021 compared to 1H 2020 mainly due to change in composition of product-mix delivered in 1H 2021;
- As at 30 June 2021, the Group together with its joint ventures and associates recorded an accumulated property contracted pre-sales of RMB115.364 billion on a total GFA of approximately 3.2 million sqm, which are pending recognition in the second half of 2021 (“2H 2021”) and beyond;
- The Group continued to maintain a healthy financial position. Benefiting from the strong property contracted pre-sales with high collection ratio achieved in 1H 2021, the Group’s cash and cash equivalents as at 30 June 2021 was RMB22.695 billion, an increase of 31.9% compared to the year end of 2020; and
- Net gearing ratio of the Group as at 30 June 2021 was 49.9%, a decrease of 13.3 percentage points compared to the year end of 2020. 4



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Key Financial Highlights



Statement of Profit or Loss



(RMB million)	1H 2021	1H 2020	% Change
Revenue	13,189	9,117	44.7
Cost of sales	(9,669)	(5,842)	65.5
Gross profit	3,520	3,275	7.5
Gross profit margin (%)	26.7%	35.9%	(9.2) ppt
Other operating income and other gains	408	290	41.0
Fair value gain on investment property	-	308	NM ²
Selling expenses	(272)	(220)	24.0
Administrative expenses	(782)	(604)	29.6
Other operating expenses	(23)	(14)	69.3
Finance cost	(597)	(883)	(32.5)
Share of profit (loss) of associates	96	(3)	NM ²
Share of profit of joint ventures	277	92	200.9
Profit before income tax	2,626	2,242	17.1
Income tax	(1,059)	(1,230)	(13.9)
Profit for the period	1,567	1,013	54.8
Profit attributable to owners of the Company	823	493	67.1
Basic earnings per share¹ (RMB cents)	42.63	25.52	67.1

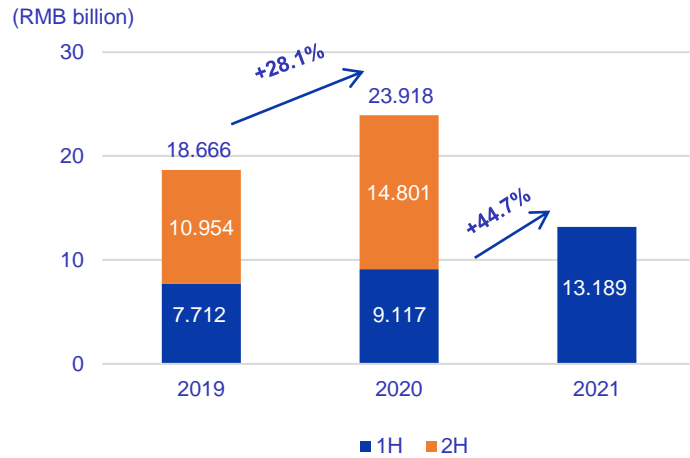
Notes:

1. Based on adjusted weighted average number of shares on a fully diluted basis
2. Not meaningful due to the insignificant amount for comparison

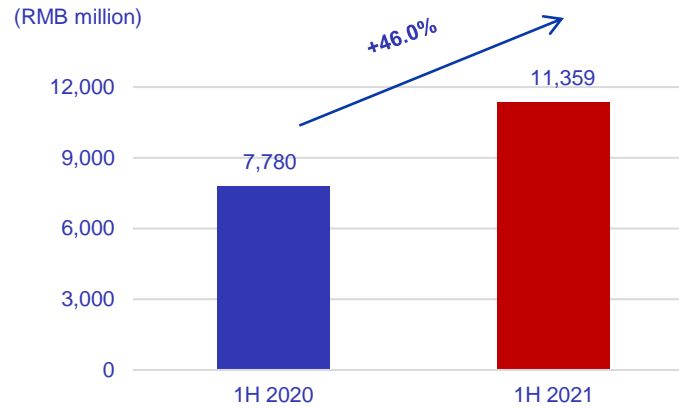
Revenue and Segment Analysis



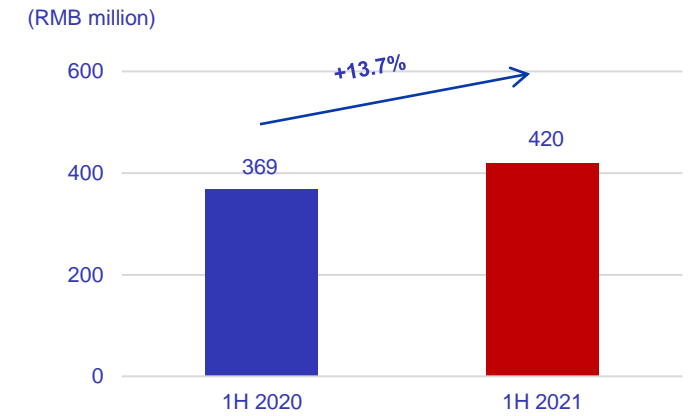
Revenue of the Group



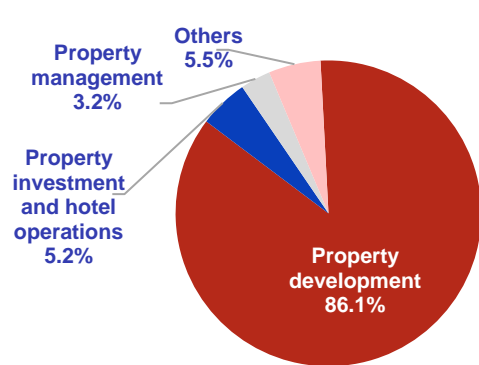
Income from Property Development



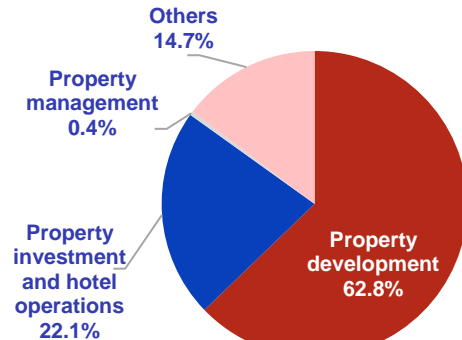
Income from Property Management



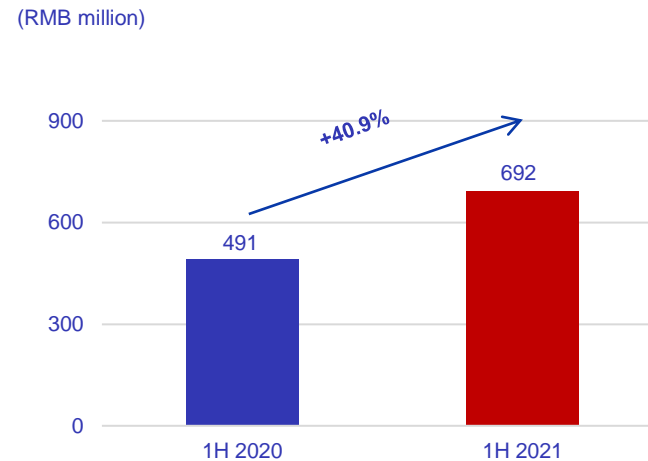
Segment Revenue Distribution in 1H 2021



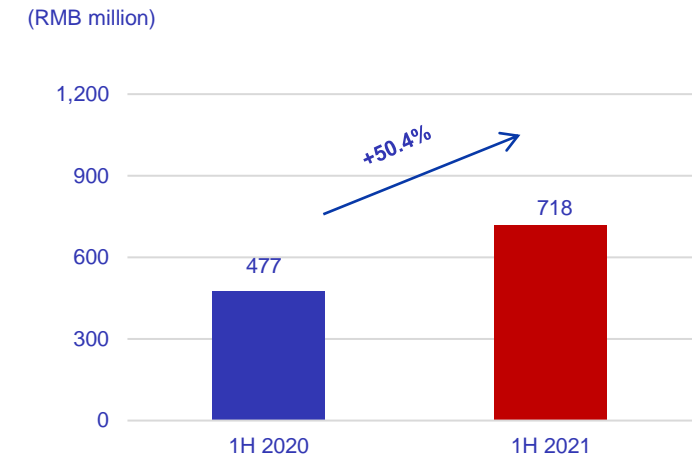
Segment Asset Distribution in 1H 2021



Income from Property Investment and Hotel Operations



Income from Others



Property Sales Delivered Contribution Analysis

Major Projects (Top 10) delivered by the Group together with its Joint Ventures and Associates in 1H 2021	City	GFA (sqm) / Unit	ASP (RMB/sqm)/ (RMB/Unit)	Gross Sales Amount ¹ (RMB million)
Yanlord on the Park 仁恒·公园世纪	Wuhan	131,277	20,413	2,680
Yanlord Gardens (Phase 1) 仁恒花园, 一期	Nantong	82,658	26,687	2,206
Yanlord Majestic Mansion (Phase 2) 仁恒海和院, 二期	Tianjin	102,932	19,066	1,962
The Park Mansion 公园世纪苑	Nanjing	37,741	35,401	1,336
Yanlord Marina Centre - Section B 仁恒滨海中心 - B标段	Zhuhai	13,049	58,506	763
Yanlord Reverie Apartments 仁恒梦公寓	Shenzhen	19,838	31,227	619
Yanlord Sunland Gardens (Phase 2) 仁恒森兰雅苑, 二期	Shanghai	4,337	74,527	323
Yanlord Marina Peninsula Gardens (Phase 3) 仁恒滨海半岛花园, 三期	Zhuhai	11,334	28,352	321
Yanlord Majestic Mansion (Phase 1) 仁恒海和院, 一期	Tianjin	10,792	18,449	199
Dairy Farm Residences 岱莉轩	Singapore	1,802	82,222	148
Other projects	Various	17,304	31,093	540
Property sales recognised as revenue of the Group (excluding car park sales)	Various	433,064	25,624	11,097
Car park sales	Various	2,021 units	166,289	336
Property sales of joint ventures and associates ² (excluding car park sales)	Various	278,674	24,857	6,927
Car park sales of joint ventures and associates	Various	1,302 units	151,882	198
Grand total property sales	All	711,738	25,324	18,024
Grand total car park sales	All	3,323 units	160,645	534



Yanlord on the Park, Wuhan
仁恒·公园世纪, 武汉



Yanlord Gardens (Phase 1), Nantong
仁恒花园, 一期, 南通



Yanlord Majestic Mansion (Phase 2),
Tianjin
仁恒海和院, 二期, 天津



The Park Mansion, Nanjing
公园世纪苑, 南京



Yanlord Marina Centre - Section B,
Zhuhai
仁恒滨海中心 - B标段, 珠海



Yanlord Reverie Apartments,
Shenzhen
仁恒梦公寓, 深圳



Yanlord Sunland Gardens (Phase 2),
Shanghai
仁恒森兰雅苑, 二期, 上海



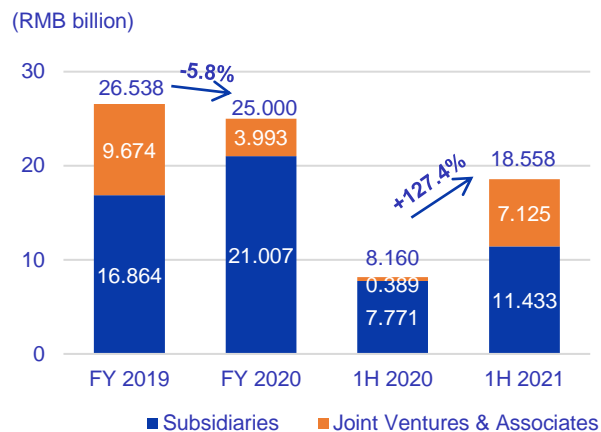
Yanlord Marina Peninsula Gardens
(Phase 3), Zhuhai
仁恒滨海半岛花园, 三期, 珠海

Notes:
1. Before deduction of sales related tax.
2. Included New Tang's Mansion (浅棠平江) in Suzhou, Yanlord Century Gardens (仁恒世纪花园) in Jinan, Tangshan Nanhu Eco-City - Land Parcel A8 (唐山南湖生态城·A8地块) in Tangshan, Leedon Green (绿墩雅苑) in Singapore, Yanlord Taoyuan Gardens (桃园世纪华庭) in Nanjing, Tianjin Hong Qiao Land (Phase 1) (红咸雅苑·一期) in Tianjin.

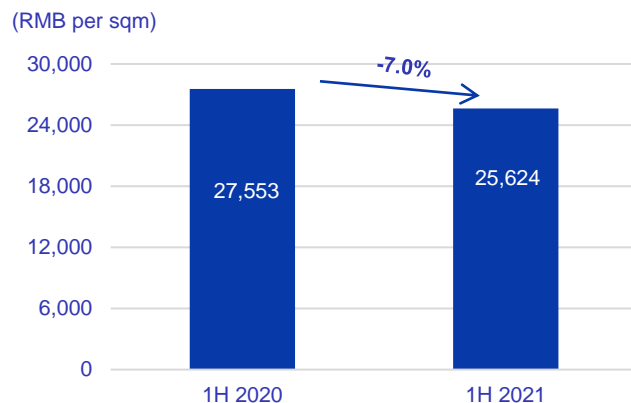
Property Sales Recognition Analysis



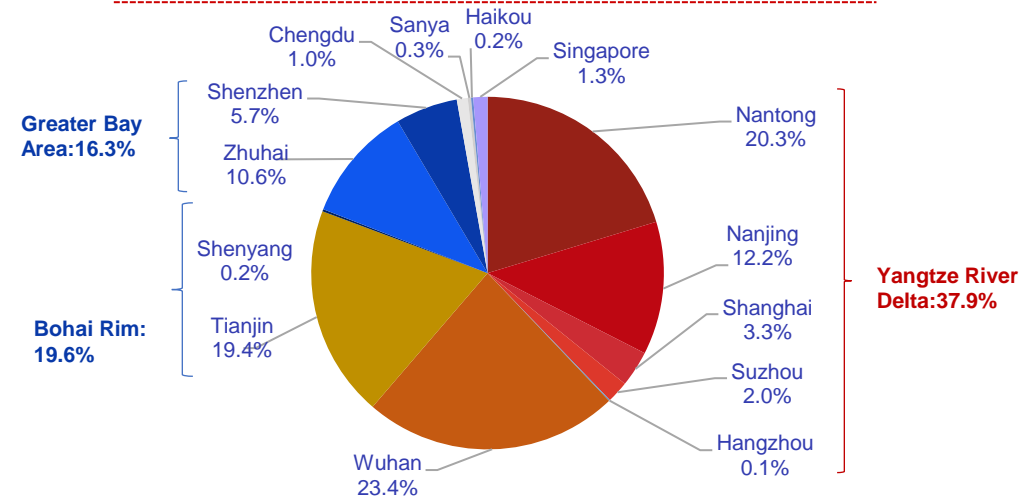
Recognised Property Sales¹
FY 2019, FY 2020, 1H 2020, 1H 2021



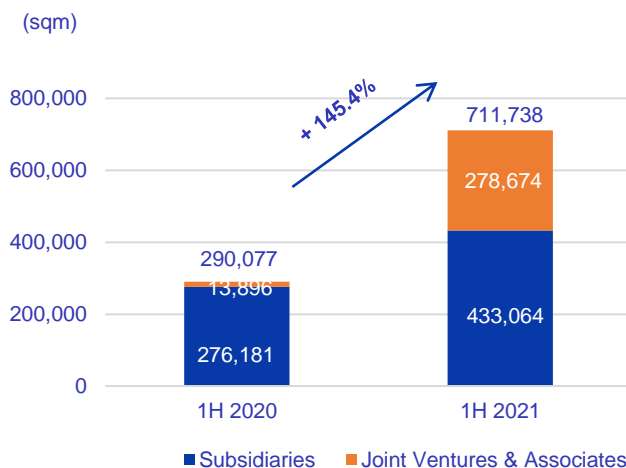
Recognised Property Sales of the Group
ASP²
1H 2020 vs 1H 2021



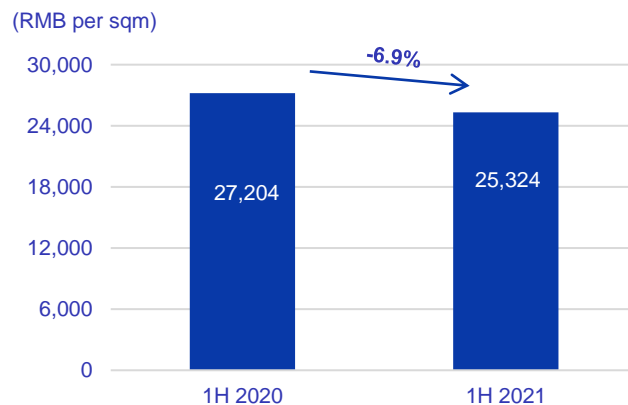
Distribution of Property Sales¹
Recognition of the Group in 1H 2021



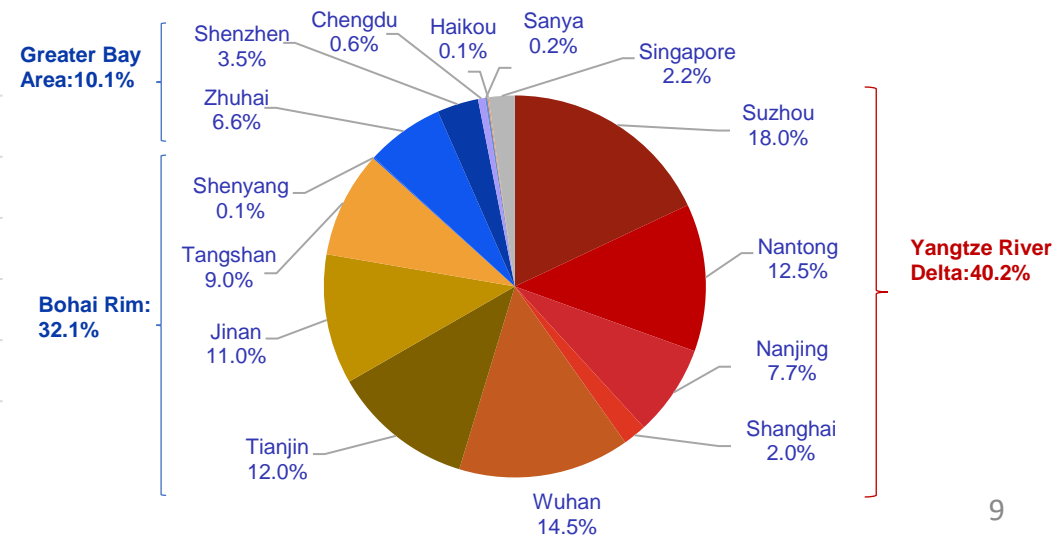
Recognised Property Sales - GFA²
1H 2020 vs 1H 2021



Recognised Property Sales
(including JV & Associates) ASP²
1H 2020 vs 1H 2021



Distribution of Property Sales¹ Recognition
(including JV & Associates) in 1H 2021



Notes:

1: Including car parks

2: Excluding car parks

Financial Position



(RMB million)	As at 30 Jun 2021	As at 31 Dec 2020	% Change
Total assets	156,020	146,560	6.5
Current assets	94,816	86,268	9.9
Non-current assets	61,204	60,292	1.5
Total liabilities	114,327	105,942	7.9
Current liabilities	73,184	65,447	11.8
Non-current liabilities	41,143	40,496	1.6
Cash and cash equivalents	22,695	17,200	31.9
Total debt	43,509	42,882	1.5
Senior notes	8,010	8,008	0.0
Bank and other borrowings	35,411	34,727	2.0
Loan from non-controlling shareholders	88	147	(40.1)
Net debt	20,814	25,682	(19.0)
Total equity (Including NCI¹)	41,693	40,618	2.6
Net gearing ratio (%)	49.9%	63.2%	(13.3)ppt
Net asset value per share (RMB)	16.75	16.16	3.7
Average cost of borrowings	5.0%	5.2%	(0.2)ppt

Note:

1. Non-controlling interests ("NCI")

Debt Maturity & Currency Breakdown as at 30 June 2021



Debt Maturity Profile as at 30 June 2021

(RMB million)	1 Year	>1 to<2	>2 to <5	>5	As at 30 Jun 2021
Bank and other loans					Total
RMB	3,417	5,490	7,550	3,346	19,803
USD	459	2,519	5,749	-	8,727
SGD	4,319	1,349	1,184	-	6,852
AUD	19	4	6	-	29
Sub-total	8,214	9,362	14,489	3,346	35,411
Senior notes					
2023 USD350	-	2,250	-	-	2,250
2024 USD400	-	-	2,564	-	2,564
2026 USD500	-	-	3,196	--	3,196
Sub-total	-	2,250	5,760	-	8,010
Amount due to NCI (Non controlling shareholders of subsidiaries)					
RMB	88	-	-	-	88
Sub-total	88	-	-	-	88
Grand-total	8,302	11,612	20,249	3,346	43,509

Senior Notes

Senior Notes	Tenor	Coupon Rate	Issued Date	Maturity Date	Status
2021 SGD45.5m ¹	5	3.68%	1.6.2016	1.6.2021	Redeemed in June 2021
2022 USD450m	5	5.875%	23.1.2017	23.1.2022	Redeemed in May 2021
2023 USD350m	5	6.75%	23.4.2018	23.4.2023	Outstanding
2024 USD400m	4.5	6.8%	27.8.2019	27.2.2024	Outstanding
2026 USD500m (Green Notes)	5	5.125%	20.5.2021	20.5.2026	Outstanding

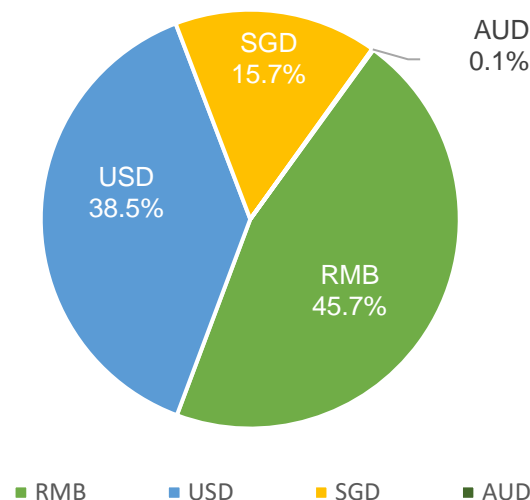
Note:

1. United Engineers Limited early redeemed S\$104.5 million senior note in FY 2020. The remaining outstanding amount of S\$45.5 million was redeemed on 1 June 2021.

Debt Maturity Profile as at 30 June 2021

(RMB million)	As at 30 Jun 2021	As at 31 Dec 2020	% Change
Amount repayable in one year or less, or on demand:			
Secured	6,301	5,602	12.5
Unsecured	2,001	2,759	(27.5)
Sub-total	8,302	8,361	(0.7)
Amount repayable after one year:			
Secured	14,758	17,374	(15.1)
Unsecured	20,449	17,147	19.3
Sub-total	35,207	34,521	2.0
Total debt	43,509	42,882	1.5

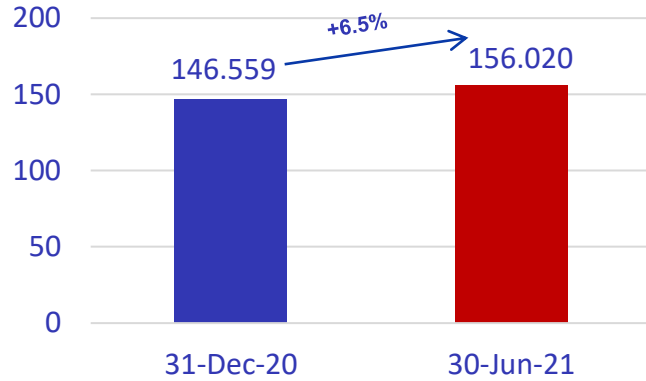
Currency Breakdown



Prudent Financial Management

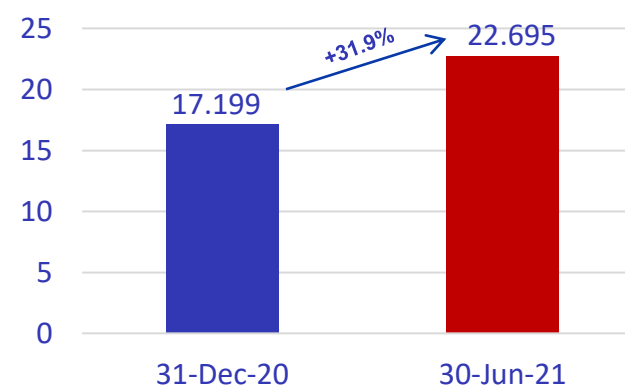
Total Assets

(RMB billion)

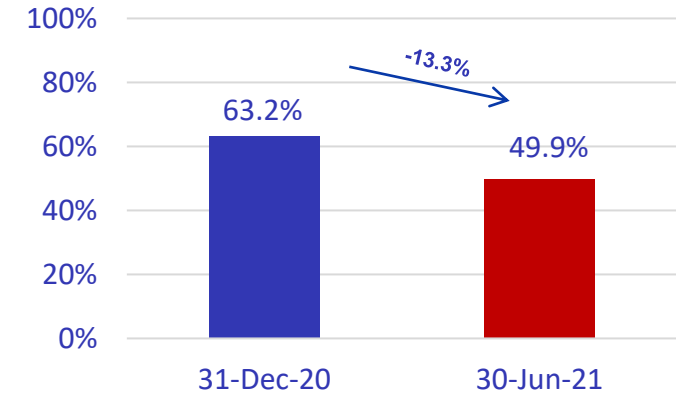


Cash and Cash Equivalents

(RMB billion)

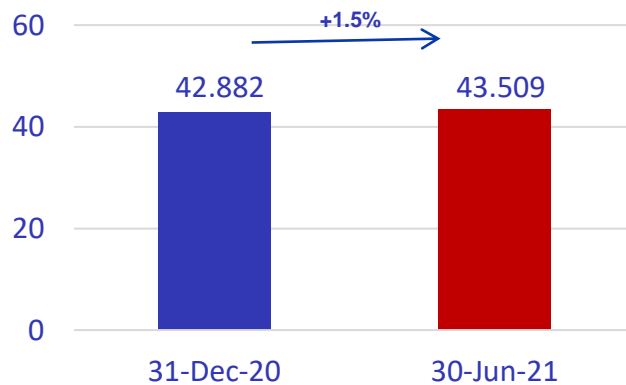


Net Gearing Ratio



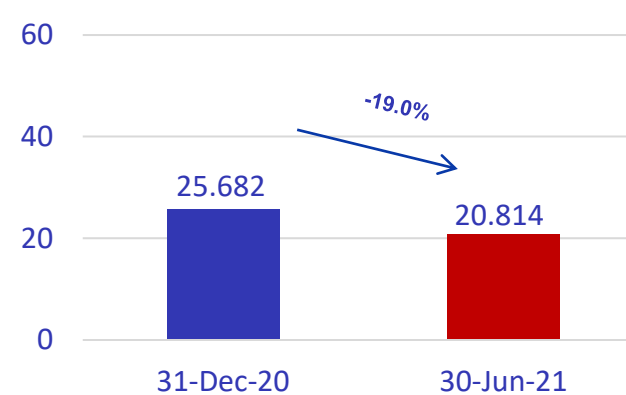
Total Debt

(RMB billion)

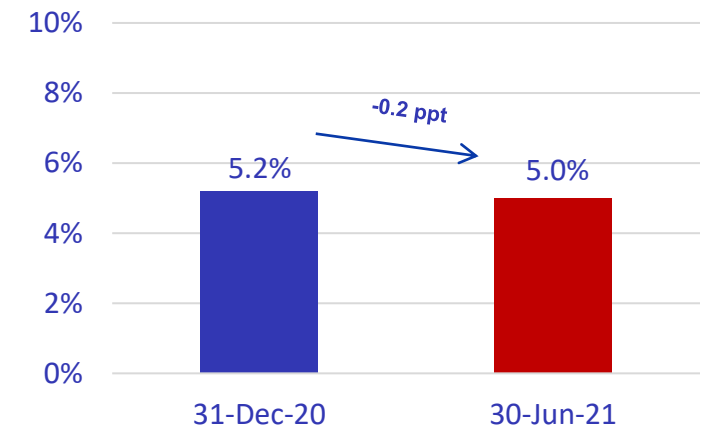


Net Debt

(RMB billion)



Average Cost of Borrowings

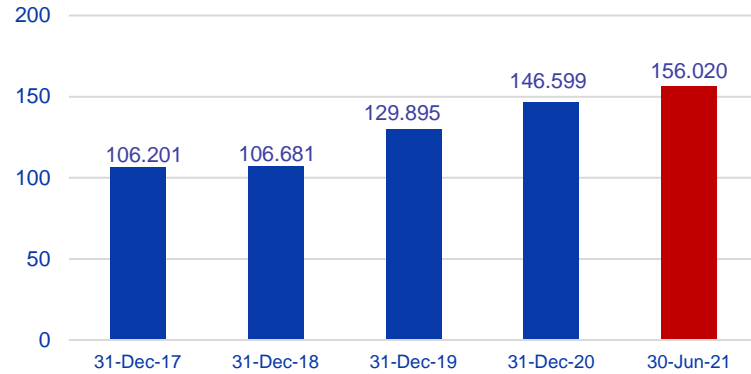


Five Years Credit Metrics



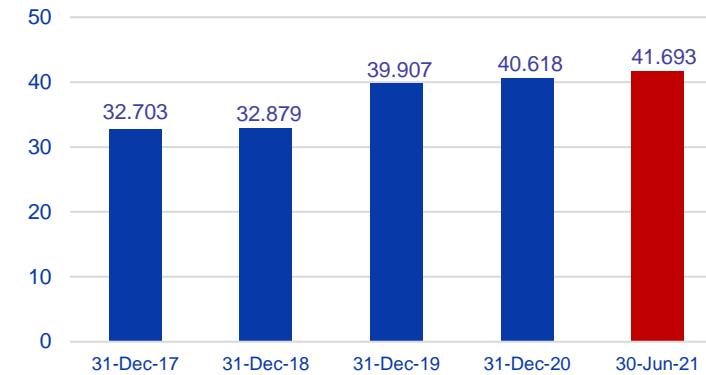
Total Assets

(RMB billion)



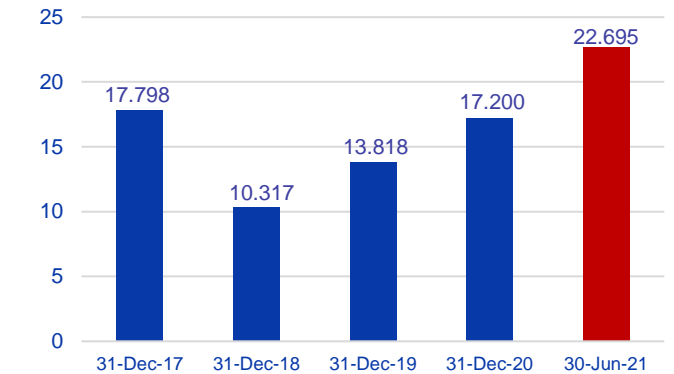
Total Equity (Including NCI)

(RMB billion)



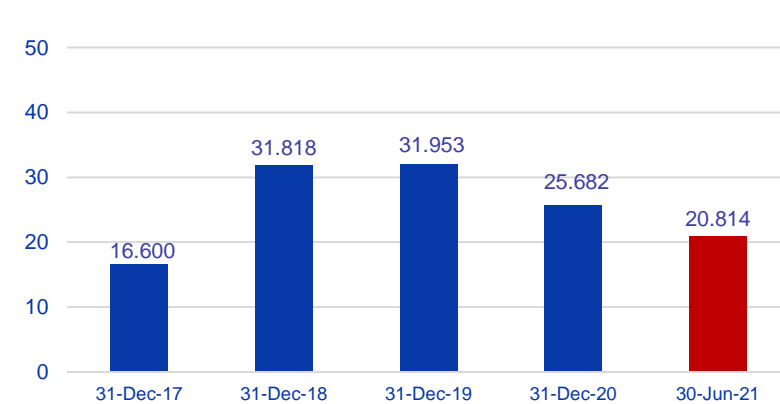
Cash and Cash Equivalents

(RMB billion)

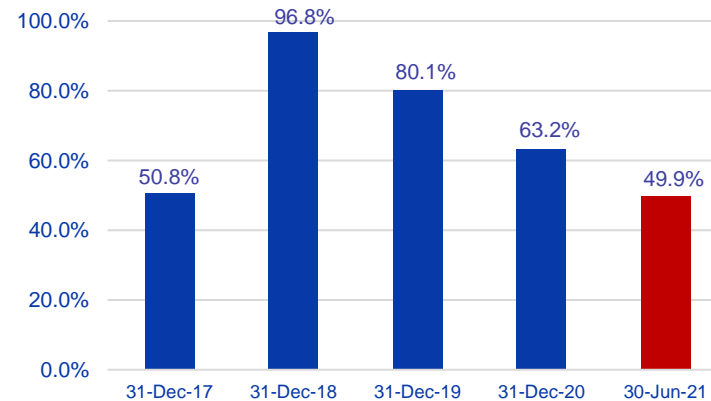


Net Debt

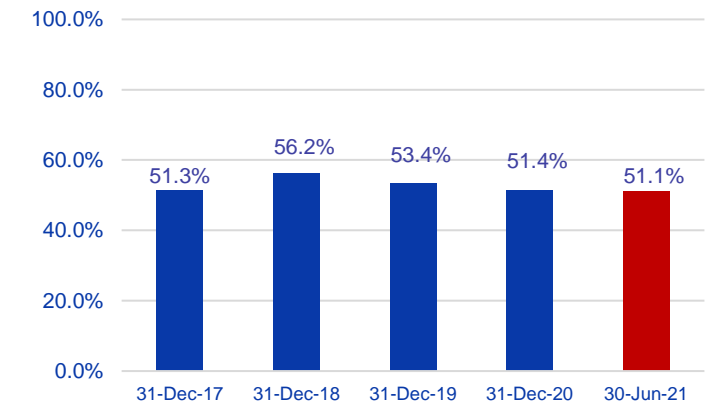
(RMB billion)



Net Gearing Ratio



Total Debt / Capitalisation¹



Note:

1. Capitalisation equals to the sum of total equity and total debt (including NCI)



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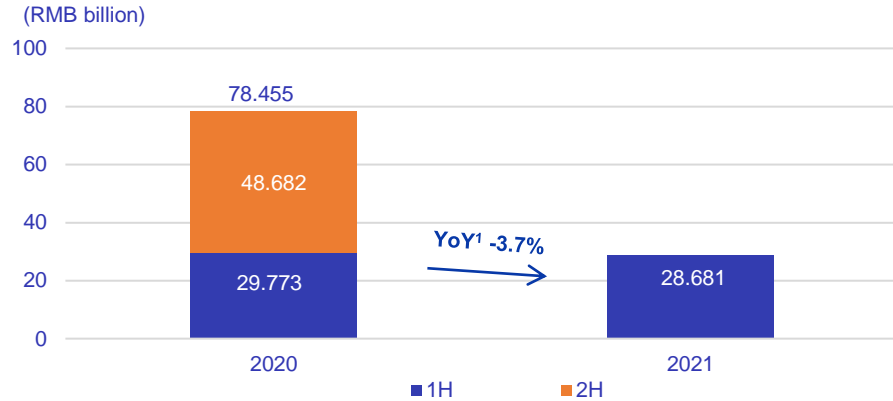
Business Operation Highlights



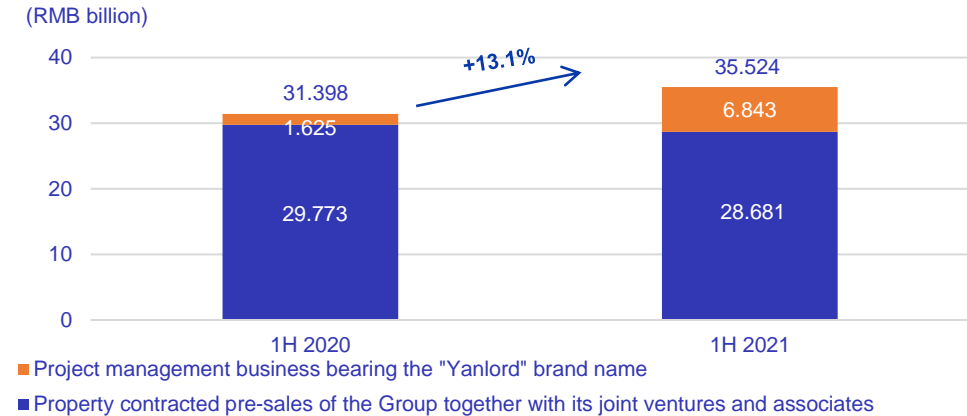
Property Contracted Pre-sales of the Group together with its Joint Ventures and Associates and Project Management Business Bearing the “Yanlord” Brand Name



Property Contracted Pre-sales of the Group together with its Joint Ventures and Associates

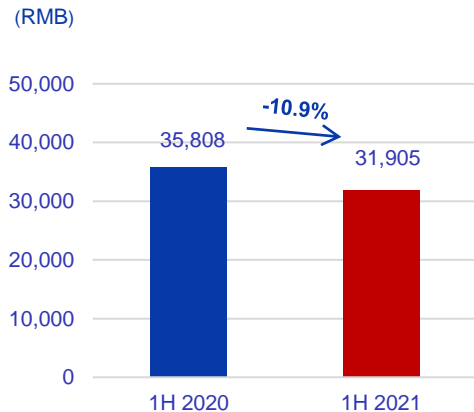


Property Contracted Pre-sales in Total 1H 2020 vs 1H 2021

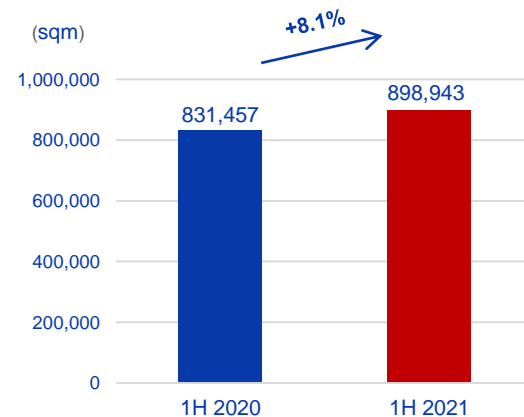


Property Contracted Pre-sales – ASP and GFA

ASP 1H 2020 vs 1H 2021



GFA 1H 2020 vs 1H 2021



Property Contracted Pre-sales 1H 2020 vs 1H 2021

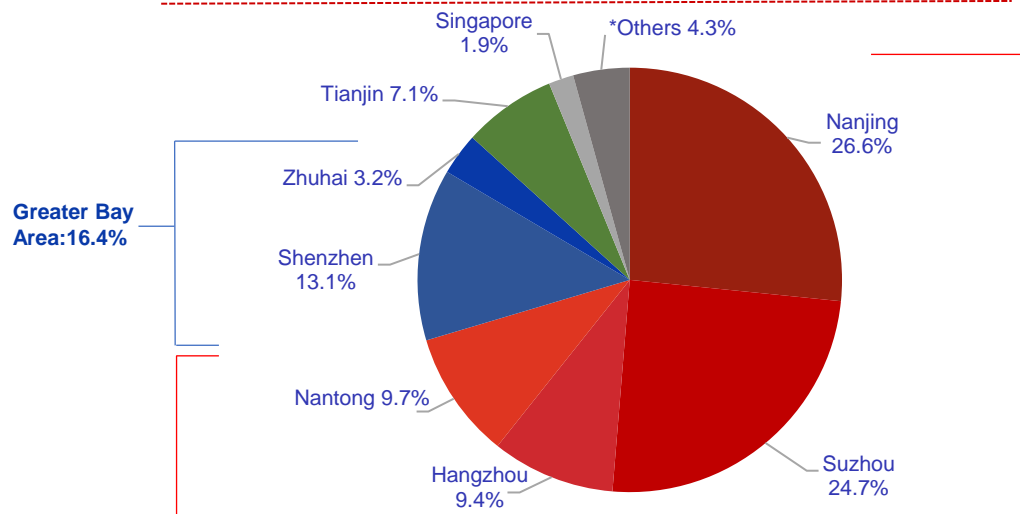
Period	2020 (RMB billion)	2021 (RMB billion)	YoY ¹ Change
Contracted pre-sales of the Group together with its joint ventures and associates			
Jan	2.105	5.224	+148.2%
Feb	1.207	2.538	+110.3%
Mar	3.461	5.292	+52.9%
Apr	4.862	7.663	+57.6%
May	7.283	3.785	-48.0%
Jun	10.855	4.179	-61.5%
Total	29.773	28.681	-3.7%
Subscription sales of the Group together with its joint ventures and associates yet to be turned into contracted pre-sales			
As at 30 Jun 2021	RMB2.891 billion		
Contracted pre-sales of other property development projects under the Group's project management business bearing the "Yanlord" brand name			
Jan to Jun	1.625	6.843	+321.1%

¹ Year-over-year ("YoY")

Property Contracted Pre-sales of the Group together with its Joint Ventures and Associates and Project Management Business Bearing the “Yanlord” Brand Name

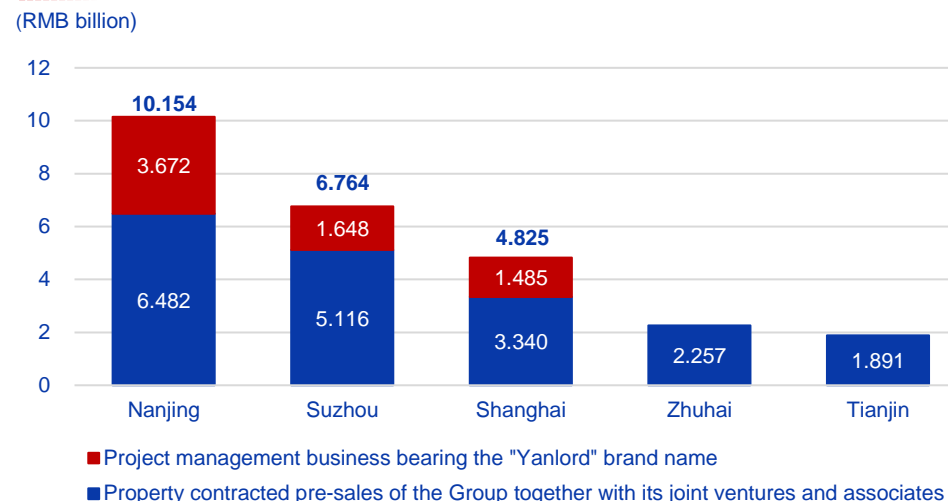


Distribution of Property Contracted Pre-sales in 1H 2020

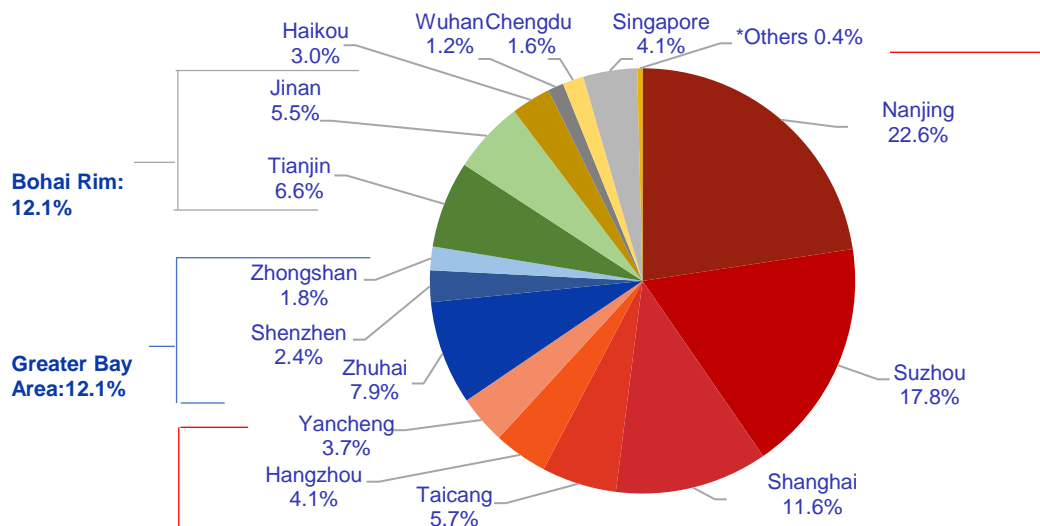


*Others: Jinan, Wuhan, Haikou, Chengdu, Shanghai, Sanya and Tangshan in the People's Republic of China as well as Malaysia.

Top 5 Cities contributed to 1H 2021 Property Contracted Pre-sales

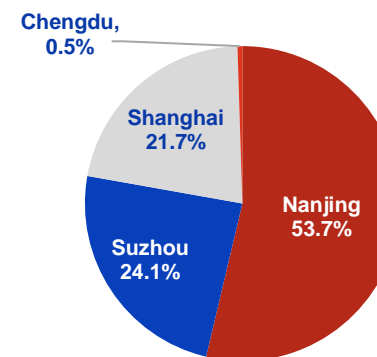


Distribution of Property Contracted Pre-sales in 1H 2021



*Others: Nantong, Tangshan and Sanya in the People's Republic of China.

Property Development Project Management Business Bearing the “Yanlord” Brand Name in 1H 2021

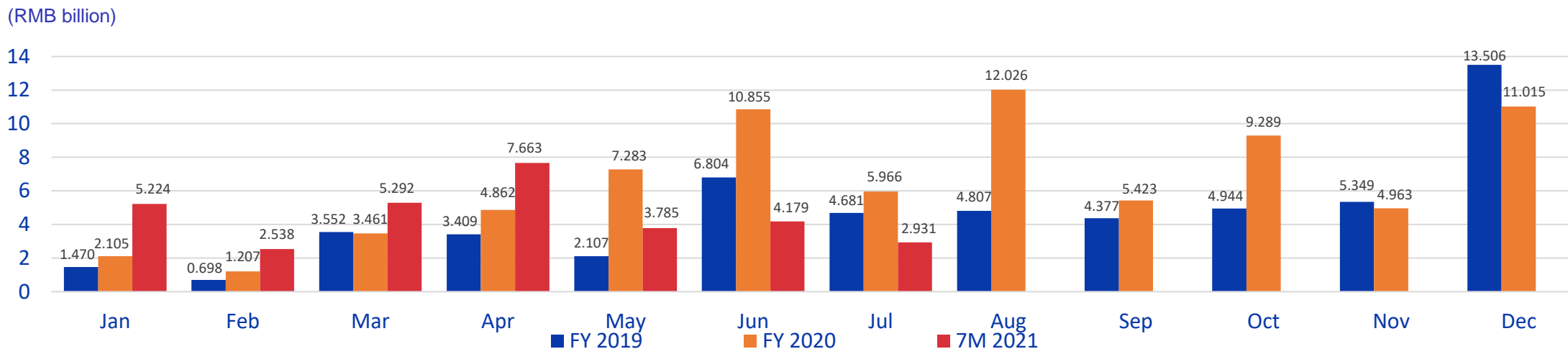


The total contracted pre-sales of other property development projects under the Group's project management business bearing the “Yanlord” brand name was approximately RMB6.843 billion on contracted GFA of 160,221 sqm.

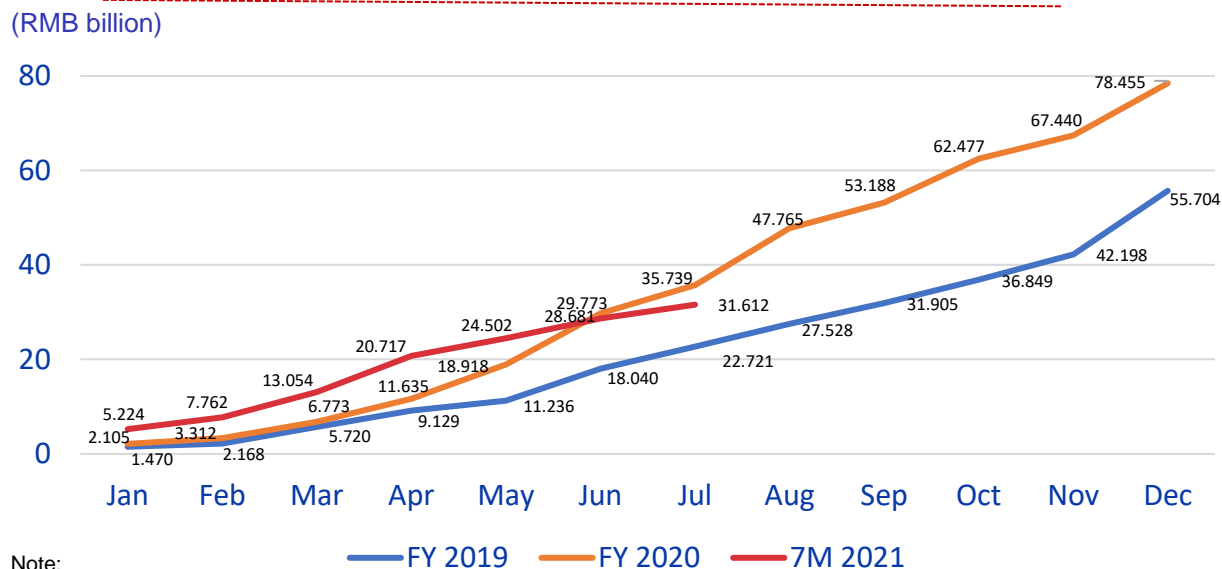
Property Contracted Pre-sales of the Group together with its Joint Ventures and Associates



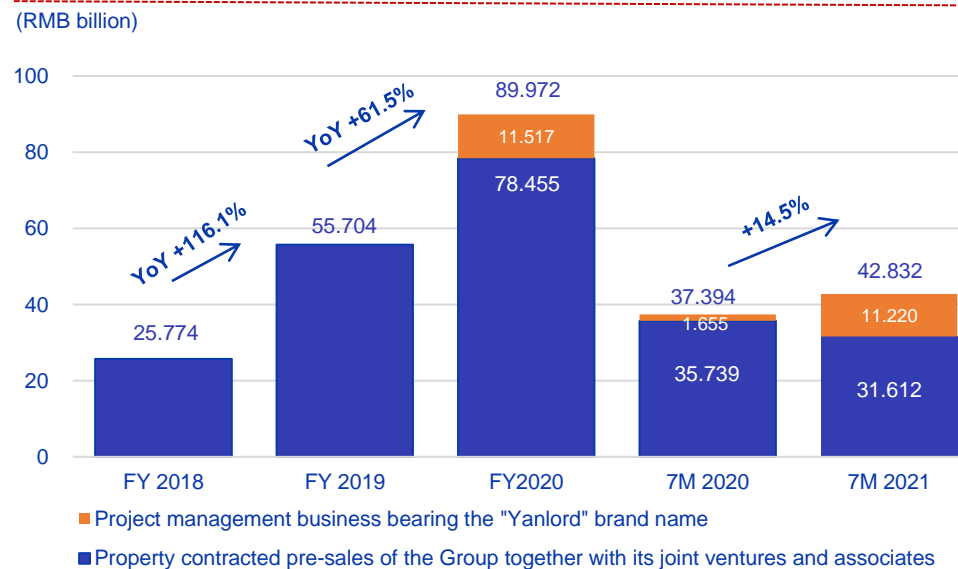
Property Contracted Pre-sales – FY 2019, FY 2020 and 7M 2021



Accumulated Property Contracted Pre-sales – FY 2019, FY 2020 and 7M 2021



Property Contracted Pre-sales in Total – FY 2018 to 7M 2021



Note:

1. "Property contracted pre-sales" in this page is referred to the property contracted pre-sales of the Group together with its joint ventures and associates.

Top Ranked Property Contracted Pre-sales Projects in 1H 2021

Sales
No. 1



Riverbay Century Gardens, Nanjing
江湾世纪花园, 南京



Yanlord Hub City, Nanjing
城市星徽名苑, 南京



Yanlord La Viva Riverbay, Suzhou
滨河四季云庭, 苏州



Yanlord Marina Peninsula Gardens,
Zhuhai
仁恒滨海半岛花园, 珠海



Shanghai Curtilage, Shanghai
海和院, 上海



Yanlord Central Lake, Taicang
仁恒时代天镜, 太仓



Riverside Gardens, Suzhou
河滨花园, 苏州



The Mansion in Park, Jinan
仁恒奥体公园世纪, 济南



Cloud Villa, Shanghai
怡雅园, 上海



The Park Mansion, Nanjing
公园世纪苑, 南京



Yanlord Riverside Gardens,
Yancheng
仁恒滨河花园, 盐城



The Corals, Hangzhou
珊瑚世纪雅园, 杭州



Smriti Curtilage, Suzhou
耦前别墅, 苏州



Yanlord Gardens, Haikou
仁恒滨江园, 海口



Yanlord Majestic Mansion, Tianjin
仁恒海和院, 天津



Four Seasons Heming Gardens,
Suzhou
四季和鸣雅园, 苏州



Yanlord Reverie Apartments,
Shenzhen
仁恒梦公寓, 深圳



Yilu Gardens, Tianjin
依璐花园, 天津



Yanlord Sunland Gardens, Shanghai
仁恒森兰雅苑, 上海



Four Seasons Park, Zhongshan
星月彩虹花苑, 中山



The Mansion In Park, Tianjin
仁恒公园世纪, 天津



Yanlord Century Gardens, Jinan
仁恒世纪花园 (公园世纪), 济南



Yanlord on the Park, Wuhan
仁恒·公园世纪, 武汉



Yanlord Marina Centre - Section B,
Zhuhai
仁恒滨海中心-B标段, 珠海



Yiwan Gardens, Tianjin
依湾花园 (刘园188), 天津



Majestic Mansion, Nanjing
海和院, 南京



The River Time, Nanjing
江湾时代花园, 南京

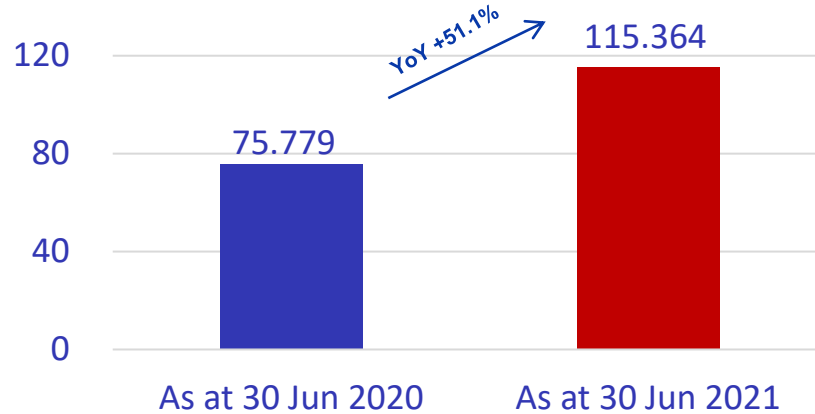


Yanlord Seacoast Royale, Suzhou
海河云庭, 苏州

Accumulated Property Contracted Pre-sales Pending Recognition of the Group together with its Joint Ventures and Associates

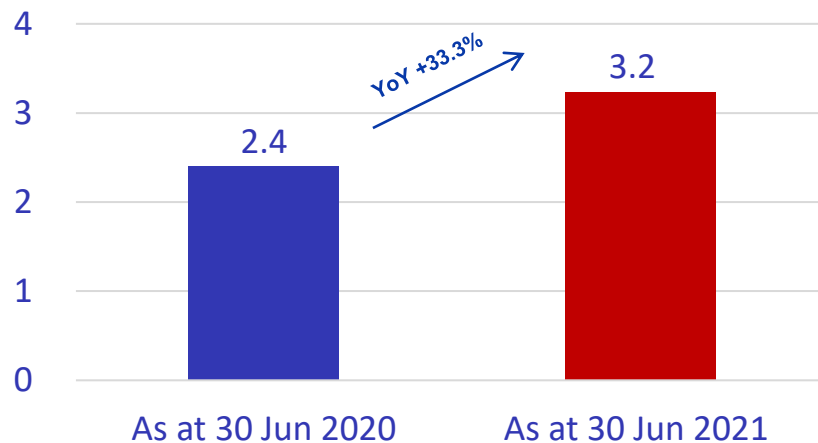
Accumulated Property Contracted Pre-sales Pending Recognition

(RMB billion)



Accumulated Property Pre-sold GFA Pending Recognition

(GFA million sqm)



As at 30 Jun 2021:

- Accumulated property contracted pre-sales pending recognition: RMB115.364 billion
- Total pre-sold GFA was approximately 3.2 million sqm

Contracted Pre-sales of July 2021:

- In July 2021, the Group together with its joint ventures and associates' total contracted pre-sales from residential and commercial units, and car parks amounting to approximately RMB2.931 billion on contracted GFA of 101,202 sqm, a decrease of 50.9% and 39.3% respectively compared to the corresponding period of 2020.
- In addition, a total of approximately RMB1.986 billion of subscription sales of the Group together with its joint ventures and associates was recorded as at 31 July 2021 and is expected to be subsequently turned into contracted pre-sales in the following months.

New Projects and New Batches of Existing Projects to be launched in 2H 2021 in PRC



Yangtze River Delta

Yanlord Arcadia, Shanghai
仁恒海上源, 上海

Poetic Villa, Shanghai
荟雅华庭, 上海

Moons Villa, Shanghai
仁恒·海明院, 上海

Shanghai Olympic Garden (Phase 3 - Section 2), Shanghai
上海奥林匹克花园, 三期二标, 上海

Riverbay Century Gardens (Phase 2), Nanjing
江湾世纪花园, 二期, 南京

Majestic Mansion, Nanjing
海和院, 南京

Lantern (Phase 1), Suzhou
澜庭, 一期, 苏州

Hangzhou Bay (Phase 4), Hangzhou
前湾江澜湾, 杭州

Yanlord Riverside Gardens (Phase 1), Yancheng
仁恒河滨花园, 一期, 盐城

Yanlord The Mansion in Park, Yancheng
星岸家园, 盐城

Central Lake (Phase 1), Wuxi
星湖雅园, 一期, 无锡

Greater Bay Area

Yanlord Century Mansion, Shenzhen
仁恒世纪大厦, 深圳

Yanlord Reverie Plaza, Shenzhen
仁恒梦创广场, 深圳

Four Seasons Park (Phase 1), Zhongshan
星月彩虹花苑, 一期, 中山

Central China

The Yangtze Garden (Phase 1), Wuhan
仁恒滨江园, 一期, 武汉

Bohai Rim

Star Century, Tianjin
恒美雅苑, 天津

Tangshan Nanhu Eco-City - Land Parcel A14, Tangshan
唐山南湖生态城, A14地块, 唐山

Yanlord Century Plaza, Jinan
仁恒世纪广场, 济南

The Mansion in Park, Jinan
仁恒奥体公园世纪, 济南

Yanlord on the Park, Shenyang
仁恒公园世纪, 沈阳



Moons Villa, Shanghai
仁恒·海明院, 上海



Poetic Villa, Shanghai
荟雅华庭, 上海



Yanlord Arcadia, Shanghai
仁恒海上源, 上海



Yanlord Reverie Plaza, Shenzhen
仁恒梦创广场, 深圳



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Property Investment and Hotel Operations



Investment Property Portfolio in the PRC



Yanlord Landmark, Chengdu
仁恒置地广场，成都

- Office & Retail
- Total GFA: 114,853 sqm



Yanlord Landmark, Nanjing
仁恒置地广场，南京

- Office & Retail
- Retail: 23,420 sqm
- Office: 83,744 sqm



Yanlord Marina Centre, Zhuhai
仁恒滨海中心，珠海

- Office & Retail
- Total GFA: 42,974 sqm



Yanlord Riverside Plaza, Tianjin
仁恒海河广场，天津

- Office, Retail Mall & Commercial Street
- Total GFA: 159,807 sqm
- Certain retail portion under renovation



Yanlord Community Centers in various cities
仁恒里（邻里中心），位于多个城市

Yanlord Begonia Park, Community Center, Haikou
仁恒海棠公园-仁恒里，海口

Commercial Property Portfolio under Development in the PRC



Yanlord Reverie Plaza, Shenzhen 仁恒梦创广场, 深圳

- Office & Retail
- Total GFA: 209,440 sqm (of which 60,000 sqm held under investment property)



Cangjie Commercial Plaza, Suzhou 仓街商业广场, 苏州

- Retail
- Total GFA: 78,007 sqm



Orchard Summer Palace, Shenyang 夏宫城市广场, 沈阳

- Office, Retail & Serviced Apartment
- Total GFA: 149,747 sqm



Yanlord Community Centers in various cities 仁恒里 (邻里中心), 位于多个城市



Riverbay Gardens ,Community Center, Suzhou 江湾雅园-仁恒里, 苏州

Tangshan Nanhu Eco-City - Land Parcel A14, A15, Community Center, Tangshan 唐山南湖生态城A14、A15地块 - 仁恒里 (梦公园), 唐山



Hospitality Property Portfolio in the PRC



Yanlord International Apartments, Tower A, Nanjing
仁恒国际公寓A栋, 南京

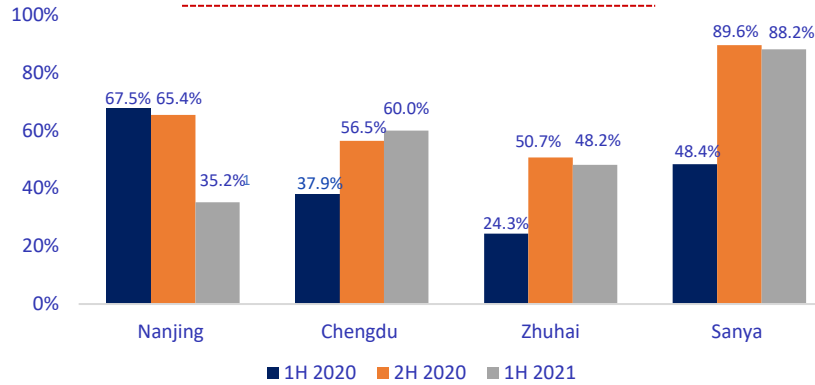
- Serviced Apartment (210 rooms)
- Total GFA: 42,494 sqm
- Close down for AEI on 30 April 2021



Yanlord ParcVue, Nanjing
南京仁恒柏薇酒店公寓, 南京

- Serviced Apartment (260 rooms)
- Total GFA: 21,643.8 sqm
- Soft opening on 18 May 2021

Occupancy Rate



Crowne Plaza Sanya Haitang Bay Resort
三亚海棠湾仁恒皇冠假日度假酒店

- No. of rooms: 404
- Total: 79,264 sqm

InterContinental Residence, Chengdu
成都仁恒洲际行政公寓

- Serviced Apartment (360 rooms)
- Total GFA: 50,902 sqm



InterContinental Zhuhai
珠海仁恒洲际酒店

- No. of rooms: 324
- Total GFA: 58,559 sqm



Note:
1. The occupancy rate of Yanlord International Apartments, Tower A was lower in 1H 2021 compared to 2H 2020 due to the closed down of operation for renovation on 30 April 2021.

Commercial Property Portfolio in Singapore



UE BizHub TOWER (Freehold)

- Office
- GFA: 26,866 sqm (289,185 square feet (“sqf”))



Rochester Mall

- Retail
- GFA: 10,694 sqm (115,112 sqf)



UE BizHub CITY (Formerly known as UE Square)

- Office and Retail
- GFA: 55,992 sqm (602,698 sqf)



UE BizHub WEST (Freehold)

- Industrial & Office
- GFA: 46,547 sqm (501,033 sqf)



UE BizHub CENTRAL (as PPE)

- Industrial & Office
- GFA: 36,076 sqm (388,315 sqf)



WBL (as PPE)

- Industrial & Office
- GFA: 14,050 sqm (151,236 sqf)

Hospitality Property Portfolio in Singapore



Park Avenue Clemenceau

- Service Apartment: 150 rooms
- GFA: 13,292 sqm (143,069 sqf)



Park Avenue Robertson

- Service Apartment: 36 rooms
- GFA: 3,286 sqm (35,374 sqf)



Park Avenue Rochester

- Service Apartment: 351 rooms & Service Office
- GFA: 18,881 sqm (203,237 sqf)



Park Avenue Changi
*Under hotel management agreement





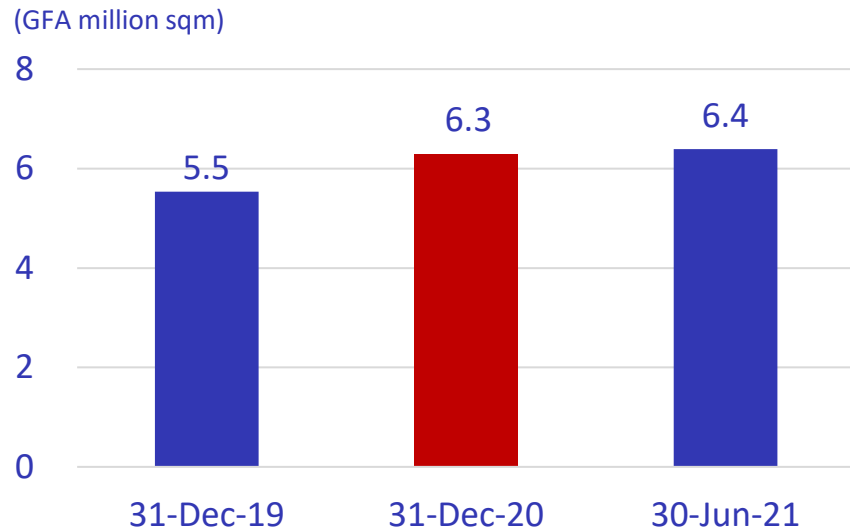
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Property Development and Land Acquisitions



Property Under Development

Property Under Development



New starts in 1H 2021



Shanghai Jingan Jinyuan South Land Parcels, Shanghai
上海静安晋元南地块, 上海



Moons Villa, Shanghai
仁恒·海明院, 上海



Yanlord International Apartments, Tower A, Nanjing
(Closed down for renovation)
仁恒国际公寓, A栋, 南京



Yanlord Begonia Park (Phase 2), Haikou
仁恒海棠公园, 二期, 海口



Star Century, Tianjin
恒美雅苑, 天津



Stream In Cloud (Phase 3), Chengdu
溪云居三期, 成都

Land Acquisitions

City	Project Name	GFA (sqm)	Attributable Interest As at 30 June 2021	Total Land Cost RMB	Land Acquisition Methods
Tianjin	Star Century 恒美雅苑	105,000	100% ¹	1.500 billion	Public land auction
Shanghai	Moons Villa 仁恒·海明院	84,000	50%	1.099 billion	Collaboration and acquisition
Wuxi	Central Lake 星湖雅园	171,000	51%	3.221 billion	Public land auction
Yancheng	Yanlord The Mansion in Park (Nearby Small Land Parcel) 星岸家园 (附近小地块)	26,000	51%	0.293 billion	Public land auction
1H 2021 Total		386,000		6.113 billion	

- 1H 2021 Total Land Cost: RMB6.113 billion
- Average Land Cost: RMB16,700 per sqm
- Total Attributable Land Cost: RMB3.107 billion¹

Subsequent to 1H 2021, the Group continued to seize opportunities and have acquired two sites in Wuxi, the PRC. The details are as below:

City	Project Name	GFA (sqm)	Total Land Cost RMB	Land Acquisition Methods
Wuxi	Wuxi Jiangyin Yushan Bay Project 无锡江阴敔山湾项目	218,000	3.48 billion	Public land auction
Wuxi	Wuxi Zhongrui Eco City Land Parcel (2021-26) 锡国土 (经) 2021-26 中瑞生态城地块	81,000	1.06 billion	Public land auction
Total		299,000	4.54 billion	

- Total Land Cost: RMB4.54 billion
- Average Land Cost: RMB15,200 per sqm

Note:

1. On 28 June 2021, the Group has entered into a joint venture agreement with Ho Bee Land Limited whereby the Group will hold 51% of the project upon completion of the transaction.

Diversified Geographic Coverage in 19 cities in the PRC

Western China since 2003

Chengdu (GFA: 396,172 sqm)

Central China since 2017

Wuhan (GFA: 111,706 sqm)

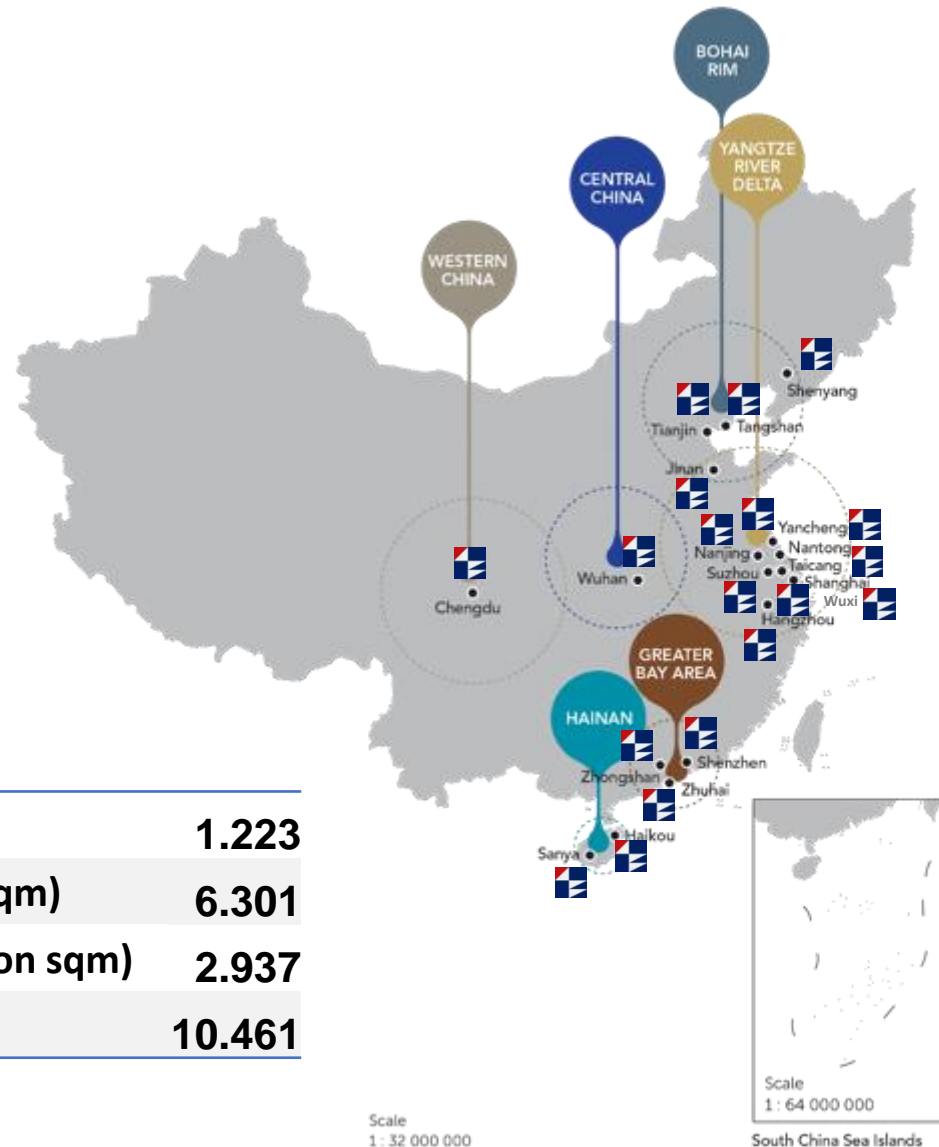
Hainan since 2010

Haikou (GFA: 428,398 sqm)

Sanya (GFA: 125,625 sqm)

As at 30 June 2021 in the PRC:

GFA Completed (million sqm)	1.223
GFA under Development (million sqm)	6.301
GFA for Future Development (million sqm)	2.937
Total Landbank (million sqm)	10.461



Bohai Rim since 2005

Tianjin (GFA: 1,060,361 sqm)

Tangshan (GFA: 46,921 sqm)

Jinan (GFA: 228,451 sqm)

Shenyang (GFA: 286,958 sqm)

Yangtze River Delta since 1993

Shanghai (GFA: 836,402 sqm)

Nanjing (GFA: 1,645,100 sqm)

Suzhou (GFA: 997,639 sqm)

Hangzhou (GFA: 865,794 sqm)

Nantong (GFA: 136,285 sqm)

Yancheng (GFA: 543,614 sqm)

Taicang (GFA: 310,125 sqm)

Wuxi (GFA: 171,235 sqm)

Greater Bay Area since 2005

Shenzhen (GFA: 1,289,651 sqm)

Zhuhai (GFA: 696,198 sqm)

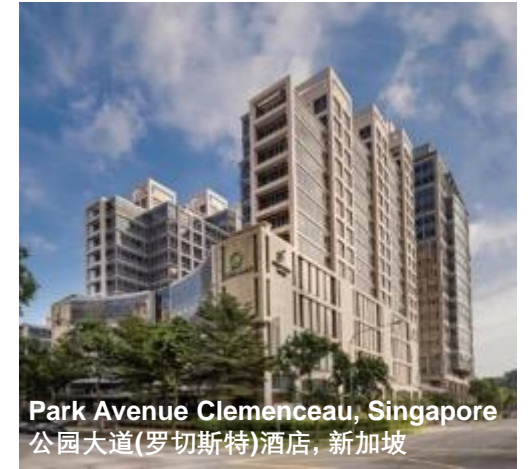
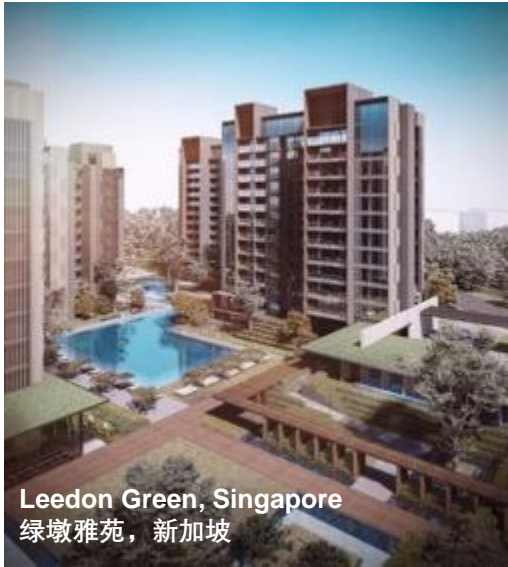
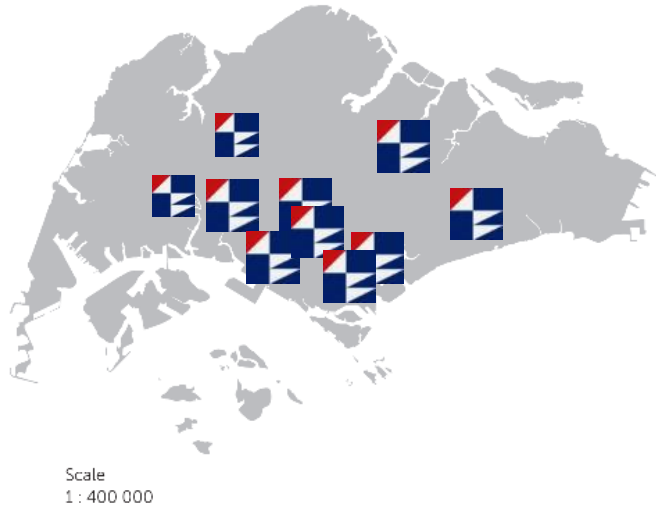
Zhongshan (GFA: 284,003 sqm)

Note:

1. The map shown herein is only for illustration purpose.

Singapore Portfolio

As at 30 June 2021:
Total GFA : 342,247 sqm

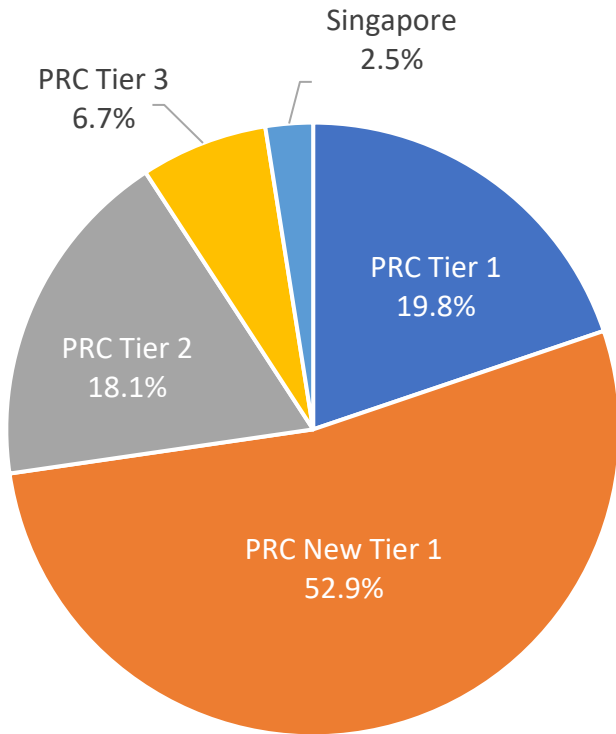


Note:
1. The map shown herein is only for illustration purpose.

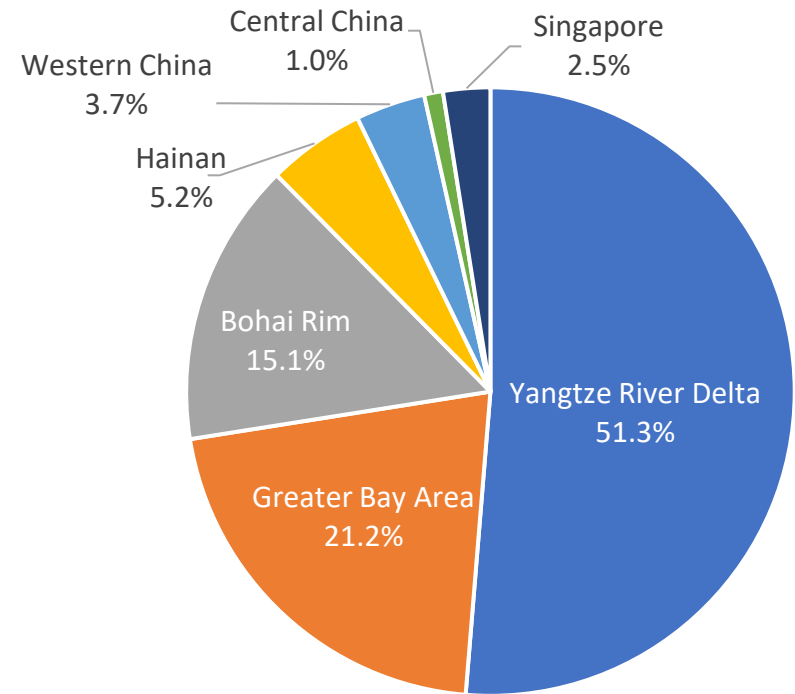
Diversified Geographic Coverage



**Landbank distribution
PRC Tier 1, 2, 3 and Singapore**



**Landbank distribution
PRC Six Regions and Singapore**



Note:

1. Cities are classified based on the list of tiered Chinese cities on baike.baidu.com.
2. PRC Tier 1: Shanghai and Shenzhen,
3. PRC New Tier 1: Nanjing, Suzhou, Taicang, Hangzhou, Chengdu, Tianjin, Shenyang, and Wuhan.
4. PRC Tier 2: Nantong, Wuxi, Jinan, Zhuhai, Zhongshan and Haikou.
5. PRC Tier 3: Yancheng, Tangshan and Sanya.

Development Strategies

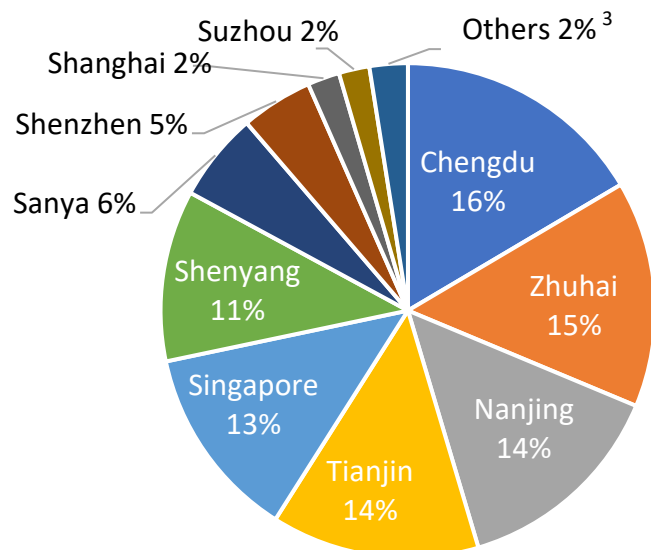
Growth of business across high-growth cities in the PRC & Singapore



- Increase the market share in cities where Yanlord already has established a superior brand name
- Expand into new cities within the 6 major economic regions of the PRC
- Future projects will be more diversified in terms of development type and geographical reach

Completed projects²

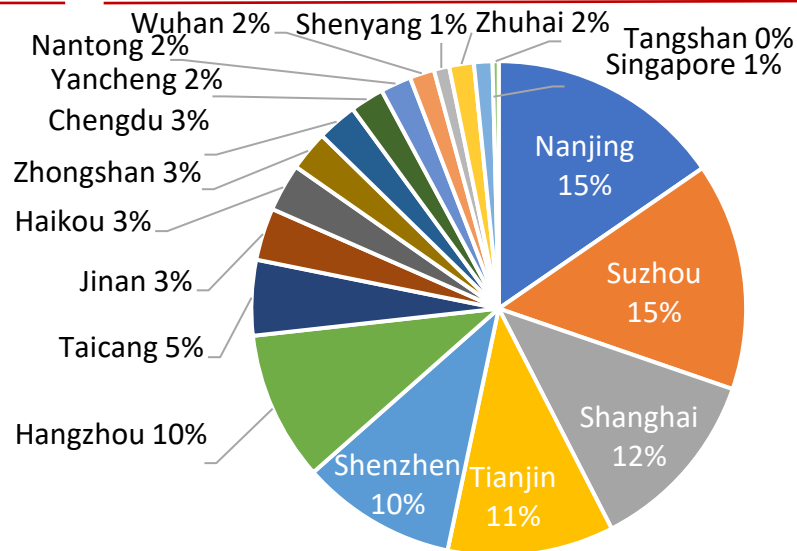
(1.406 million sqm¹)



Residential and Commercial	335,415 sqm
Investment	858,639 sqm
Fixed Assets	211,648 sqm

Projects under development²

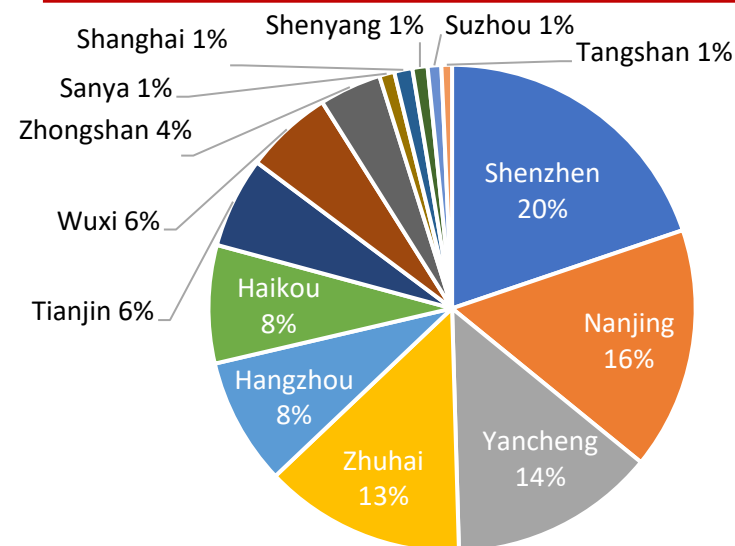
(6.391 million sqm)



Residential and Commercial	6,253,389 sqm
Investment	138,007 sqm

Landbank: Future development²

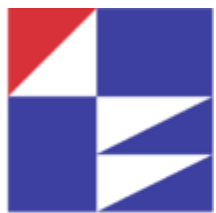
(2.937 million sqm)



Residential and Commercial	2,936,581 sqm
Investment	-

Notes:

1. The Group has completed 12.005 million sqm, of which 1.406 million sqm are GFA completed and retained as investment properties, fixed assets or yet to be sold/delivered to customers
2. Contains projects being held under associates or joint ventures
3. Others including Jinan, Nantong, Tangshan and Wuhan in the PRC, as well as Kuala Lumpur in Malaysia.



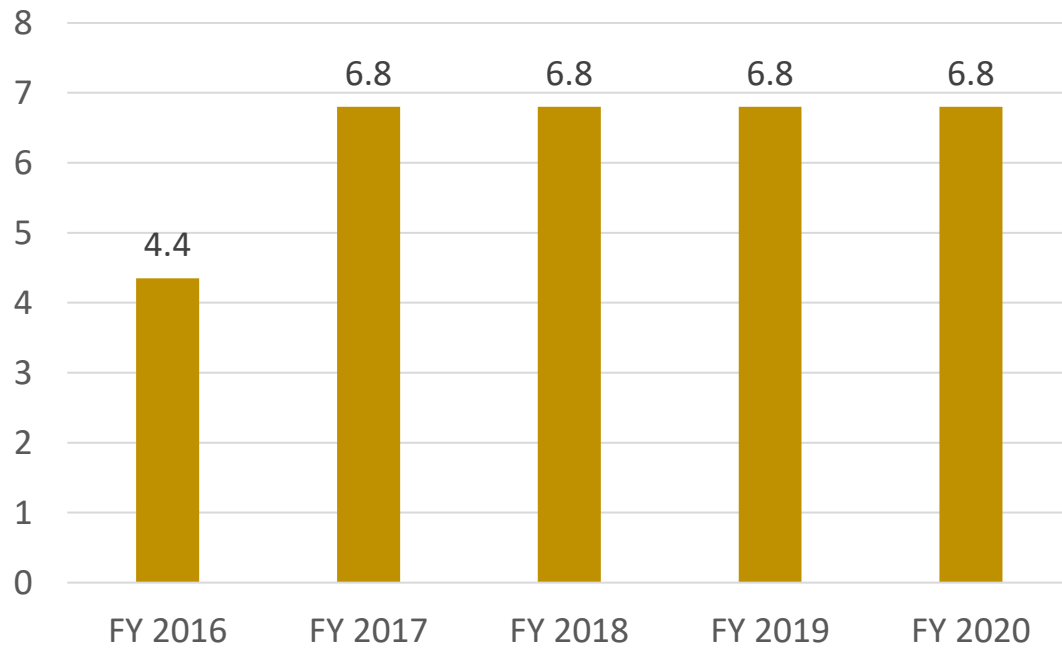
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Dividend Payout

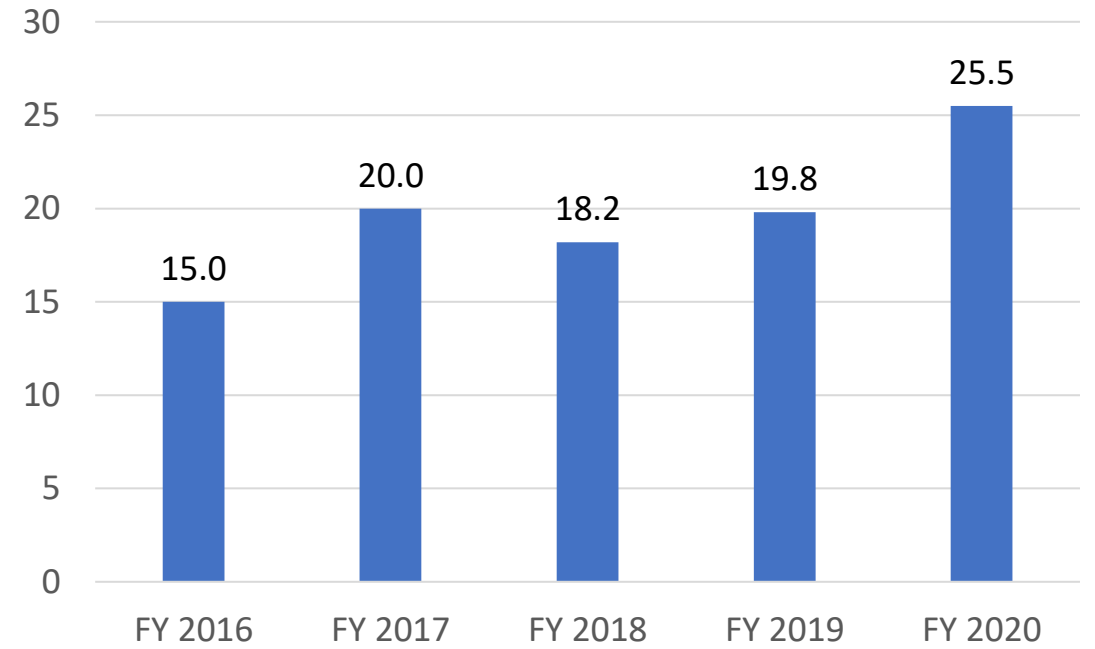


Dividend Payout

Dividend Per Share¹ (SGD cents)



Dividend Payout Ratio (%)



Note:

1. Based on adjusted weighted average number of shares on a fully diluted basis

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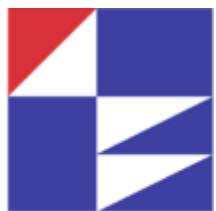
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