



Yanlord Land Group Limited

PRESS RELEASE – Unaudited 4Q and FY 2016 Financial Results

YANLORD FY 2016 PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY JUMPS 83.7% TO RMB2.697 BILLION

- FY 2016 revenue leapt 54.8% to RMB25.664 billion on the back of strong market demand for its developments; profit attributable to owners of the Company similarly rises 83.7% to RMB2.697 billion in FY 2016.
- Healthy market sentiments in the PRC propelled the Group's pre-sale accumulation in FY 2016. Pre-sale of properties and car parks in FY 2016 rose 15.1% to RMB33.257 billion from RMB28.889 billion in FY 2015, while accumulated pre-sales pending recognition as at 31 December 2016 was RMB26.488 billion.
- Strong sales helped to maintain the Group's net debt to total equity gearing ratio at a healthy 20.3% and raised cash and cash equivalents position to RMB17.583 billion as at 31 December 2016.
- Proposes higher first and final dividend of 4.35 Singapore cents for FY 2016.

	FY 2016	FY 2015	Change (%)
ASP* (RMB / sqm)	26,812	27,303	(1.8)
GFA Delivered (sqm)	944,834	590,170	60.1
Revenue (RMB mil)	25,664.4	16,581.4	54.8
Gross Profit (RMB mil)	8,019.7	4,555.2	76.1
Gross Profit Margin (%)	31.2	27.5	3.7 ppt
Profit for the year (RMB mil)	3,977.2	2,370.4	67.8
Profit Attributable to Owners of the Company (RMB mil)	2,697.4	1,468.5	83.7
Net Attributable Profit Margin (%)	10.5	8.9	1.6 ppt
Earnings per share (RMB cents) ¹	138.56	75.36	83.9

¹ Based on a fully diluted basis of 1,946,655,581 and 1,948,736,476 shares respectively

*Average selling price

Singapore/Hong Kong – 28 February 2017 – Singapore Exchange (“SGX”) 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 ("PRC"), announced its results for the period of January to December 2016 ("FY 2016").

4Q 2016

The 4Q 2016 saw an increased delivery of higher profit margin projects for the Group. Consequently, gross profit and profit attributable to owners of the Company rose significantly by 62.3% and 26.3% in 4Q 2016 to RMB4.206 billion and RMB1.549 billion respectively. Gross profit margin in 4Q 2016 was 42.5% compared with 25.3% in 4Q 2015.

Supported by healthy demand for residential properties, commodity housing sales in the PRC hit a record high in 2016 rising 34.8% to RMB11.8 trillion based on data compiled by the National Bureau of Statistics ("NBS") dated on 20 January 2017. Prices for primary commodity housing rose faster year-on-year in the first and second tier cities such as Shanghai (31.7%), Shenzhen (23.8%) and Nanjing (41.0%) driven by continued declines in inventory levels.

Buoyed by the positive market environment in the Group's core markets, pre-sale of properties and car parks rose 15.1% to RMB33.257 billion from RMB28.889 billion in FY 2015, while accumulated pre-sales pending recognition as at 31 December 2016 stood at RMB26.488 billion compared to RMB22.101 billion as at 31 December 2015.

FY 2016

The Group's revenue in FY 2016 leapt 54.8% to RMB25.664 billion from RMB16.581 billion in FY 2015 spurred on by the healthy market demand. Increases in total gross floor area ("GFA") delivered (up 60.1%) underlined the strong revenue growth. Driven by the greater GFA delivered and higher margins of delivered units during the year, gross profit in FY 2016 grew 76.1% to RMB8.020 billion from RMB4.555 billion in FY 2015.

In-line with the above performance, profit for the year rose 67.8% to RMB3.977 billion, while profit attributable to owners of the Company similarly rose 83.7% to RMB2.697 billion in FY 2016 from RMB1.469 billion in FY 2015. Excluding the fair value gain on investment properties and net foreign exchange effect, profit attributable to owners of the Company for FY 2016 leapt 109.3% to RMB2.292 billion from RMB1.095 billion in FY 2015. Fully diluted earnings per share in FY 2016 rose 83.9% to 138.56 Renminbi cents (based on 1,946,655,581 shares).

Strong sales in FY 2016 bolstered the Group's financial position maintaining net debt to total equity gearing ratio at a healthy 20.3%, while cash and cash equivalents position rose steadily to RMB17.583 billion as at 31 December 2016.

Moving forward, the Group will continue to launch new batches of its existing projects in 1Q 2017 namely, Four Seasons Gardens (四季花园) in Nantong, Yanlord on the Park (仁恒世纪公寓) and Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, Tianjin Jinnan Land (Phase 3) (景新花园三期) as well as Yanlord Marina Centre - Section B (仁恒滨海中心 - B 标段) and Yanlord Marina Peninsula Gardens (Phase 2) (仁恒滨海半岛花园二期) in Zhuhai.

To further enhance shareholder value and drive the Company's long term development strategy, the Board of Directors is pleased to propose a higher (up 186.2%) first and final dividend of 4.35 Singapore cents (approximately 20.86 Renminbi cents per ordinary share) for FY 2016 compared to 1.52 Singapore cents for FY 2015.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "The strong performance for the year was achieved against the backdrop of the PRC Central government's support for the sustainable development of the PRC real estate sector. Supported by the strong market demand for our quality residential developments, Yanlord has again delivered another record year with pre-sales rising to RMB33.257 billion or 7,616 units sold. While near term volatilities may arise due to the introduction of austerity measures, our quality developments continue to attract the attention of home buyers. Capitalising on the sales momentum of FY 2016 and foundations of our healthy performance, we remain confident about the long-term potential of the PRC real estate sector and will seek to leverage on our healthy financial position to explore opportunities to acquire fairly priced developments that will augment our existing prime landbank holdings."

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Issued on behalf of Yanlord Land Group Limited

Analysts & Media Contact:

Yim Jeng Yuh

Corporate and Investor Relations Manager

Phone: (65) 6336 2922

jengyuh.yim@yanlord.com.sg

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 11 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) Pearl River Delta – Shenzhen, Zhuhai and Zhongshan; 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 FY 2016 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.