



Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

YANLORD PARTNERS HUAFA ACQUIRED A RARE LOW-DENSITY PRIME RESIDENTIAL DEVELOPMENT SITE IN SHANGHAI PUDONG NEW DISTRICT

- Yanlord entered joint venture with Huafa for acquisition of a prime residential development site with a total gross floor area (“GFA”) of approximately 91,346 square metre (“sqm”) in Kangqiao, Pudong New District (浦东新区) of Shanghai in the People’s Republic of China (“PRC”) for a total consideration of RMB4.5 billion through public land auction.
- Yanlord holds an effective interest of 51% in the joint venture.
- With a plot ratio of approximately 1.1 times, the rare low-density prime residential development site is planned to be developed into high-end international community.
- Latest acquisition builds on the track record of Yanlord and Huafa in Shanghai and targets the strong demand for high-quality residential developments in the district.

Singapore/Hong Kong – 21 August 2020 – Yanlord Land Group Limited (Z25.SI) (“Yanlord” or the “Company” and together with its subsidiaries, the “Group”), a Singapore Exchange-listed real estate developer focusing on developing high-end integrated commercial and residential property projects in strategically selected high-growth cities in the PRC and Singapore, today announced that the Company and Huafa Industrial Co., Ltd. Zhuhai (珠海华发实业股份有限公司) (600325.SH) (“Huafa”), a China Shanghai A-share listed enterprise, have entered into joint venture and acquired a rare low-density prime residential development site located in Kangqiao, Pudong New District of Shanghai through public land auction for a total consideration of RMB4.5 billion. The site has a total GFA of approximately 91,346 sqm. Yanlord holds an effective interest of 51% in the joint venture.

Nestled within Kangqiao, Pudong New District, benefiting from its excellent connectivity via planned thoroughfares running through the district, the site lies about 20 minutes by drive from Pudong Qiantan International Business District and World Expo and rests about 30 minutes by drive from Pudong International Airport.

Commenting on the latest acquisition, Mr. Zhong Sheng Jian, Yanlord’s Chairman and Chief Executive Officer, said, “This new land acquisition reiterates our confidence in the sustainable



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development of high-end residential market in first-tier cities. We will continue to build on our extensive track record of developing quality residences in Shanghai which the local government and customers have grown to trust on and support with. Capitalising on our core competencies as well as that of our partner – Huafa, we are looking forward to generate a greater value for our stakeholders with the development of this site. The site is a clear site that we could commence construction shortly for pre-sale in next year to sustain the Group’s continuous contracted pre-sales growth in the coming years. With the continuation of urbanisation and strong upgrading demands, we aim to create another international residential community that will set new benchmarks.”

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About Yanlord Land Group Limited: (Co. Reg. No. 200601911K)

Yanlord Land Group Limited (Z25.SI) is a real estate developer focusing on developing high-end fully-fitted residential, commercial and integrated property projects in strategically selected key and high-growth cities in the PRC and Singapore. Yanlord Land Group Limited was listed in June 2006 on the Mainboard of the Singapore Exchange. As at 31 December 2019, the Group's total asset was approximately RMB129.9 billion.

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 the PRC. Currently, the Group has an established presence in 17 key high-growth cities within the six major economic regions of the PRC namely, (i) Yangtze River Delta – Shanghai, Nanjing, Suzhou, Hangzhou, Nantong, Taicang and Yancheng; (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin, Tangshan and Jinan; (iv) Greater Bay Area – Shenzhen, Zhuhai and Zhongshan; (v) Hainan – Haikou and Sanya; and (vi) Central China – Wuhan.

Since 2003, Yanlord has been developing high-quality commercial and integrated properties, such as shopping malls, offices, serviced apartments and hotels. Yanlord's core completed investment and hotel properties includes Yanlord Landmark, with a GFA of approximately 165,800 sqm, a premium commercial development comprised of an upmarket retail mall, an office building, a 360-room serviced apartment building operating under the name of InterContinental Residences in Chengdu, Yanlord Riverside Plaza with a GFA of approximately 159,800 sqm, a premium integrated commercial complex comprised of a retail mall, an office building and a commercial street in Tianjin, Yanlord Marina Centre with a GFA of approximately 103,400 sqm, a large-scale integrated development, comprised of a retail mall, office suites and a 324-room five-star hotel operating under the name of InterContinental Zhuhai, in close proximity to the entrance of the Hong Kong-Zhuhai-Macau Bridge in Zhuhai, Sanya Hai Tang Bay - Land Parcel 9, a 404-room five-star luxury hotel operating under the name of Crowne Plaza Sanya Haitang Bay Resort in Sanya, Yanlord International Apartments, Tower A, a 210-room serviced apartment tower operating under the name of Frasers Suites in Nanjing, and Hengye International Plaza, a four-story household products wholesale mall in Chengdu. The property portfolio is generating growing recurring income to the Group.



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The Group also strives to expand its businesses to diversify its asset base and income sources. In February 2020, Yanlord successfully completed the acquisition of then another Singapore Exchange listed company - United Engineers Limited (“UEL”), taking it private and integrating into the Group. UEL (founded in 1912) and its subsidiary, WBL Corporation Limited (founded in 1906), are companies with a history that extends more than a hundred years. UEL is one of Singapore’s pioneer companies and played an integral role in the country’s property development industry since the colonial period. UEL has developed numerous iconic buildings that define the Singapore landscape and holds a high-quality investment property portfolio in the country, including UE BizHub CITY, UE BizHub TOWER, UE BizHub WEST, Rochester Mall, Park Avenue Rochester and Park Avenue Robertson. In addition, UEL holds a number of property development and investment projects in Shanghai, Chengdu and Shenyang in the PRC. Besides the property investment, UEL has mining, agriculture, precision engineering and other businesses in Australia, the United States of America, the United Kingdom and other various countries. UEL has since been integrated into the Group, thereby expanding Yanlord’s international business platform.

Yanlord currently has two residential projects under development in Singapore, namely Leedon Green and Dairy Farm Residences.

For additional information pertaining to Yanlord Land Group Limited, please refer to the Group’s website, www.yanlordland.com.

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