



YANLORD POSTS PRE-CONTRACTED SALES OF RMB6.927 BILLION AS AT 31 MARCH 2012; RECOGNITION OF PRE-SALES IN SUBSEQUENT QUARTERS TO DRIVE FUTURE PERFORMANCE

- Group's pre-contracted sales as at 31 March 2012 grew 28.8% to RMB6.927 billion from RMB5.378 billion as at 31 December 2011
- In-line with the Group's delivery schedule, a larger portion of pre-contracted sales is expected to be recognised in subsequent financial periods, as such revenue in 1Q 2012 was lower than 1Q 2011 at RMB466.1 million while gross floor area ("GFA") delivered was 10,499 square metre ("sqm")
- Average selling prices ("ASP") for projects delivered in 1Q 2012 rose 109.0% to RMB32,025 per sqm from RMB15,325 per sqm in 1Q 2011 owing to a change in the product mix which included higher priced projects such as Yanlord Townhouse (仁恒怡庭) in Shanghai and Yanlord Riverside Plaza (Phase 1) (海河广场一期) in Tianjin
- Net attributable profit margin to equity holders of the Company similarly rose 20.0 percentage points ("ppt") to 29.1% in 1Q 2012
- Continues to maintain a strong financial position; cash and cash equivalents rose 3.1% to RMB4.404 billion as at 31 March 2012 from 31 December 2011

	1Q 2012	1Q 2011	Change (%)
ASP (RMB / sqm)	32,025	15,325	109.0
GFA Delivered (sqm)	10,499	185,056	(94.3)
Revenue (RMB mil)	466.1	2,933.0	(84.1)
Gross Profit (RMB mil)	170.4	943.6	(81.9)
Gross Profit Margin (%)	36.6	32.2	4.4 ppt
Profit for the period (RMB mil)	136.6	422.6	(67.7)
Profit Attributable to Equity Holders of the Company (RMB mil)	135.6	267.9	(49.4)
Net Attributable Profit Margin (%)	29.1	9.1	20.0 ppt
Earnings per share (RMB cents) ¹	6.47	12.77	(49.3)

¹ Based on a fully diluted basis of 2,098,848,000 and 2,099,988,000 shares respectively

Singapore/Hong Kong – 14 May 2012 – 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 financial results for the period of January to March 2012 (“1Q 2012”).

1Q 2012

While volatilities arising from austerity measures promulgated by the PRC central government continue to weigh on the PRC real estate sector, Yanlord’s high quality developments continue to be well received in the PRC. Driven by positive demand, pre-contracted sales as at 31 March 2012 rose RMB1.549 billion or 28.8% to RMB6.927 billion from RMB5.378 billion as at 31 December 2011. The progressive recognition of these pre-contracted sales in subsequent financial periods will provide greater confidence of Group performance in FY 2012. As of 31 March 2012, the Group has received RMB4.466 billion as advances for pre-sold properties.

In line with the Group’s delivery schedule whereby a larger proportion of the Group’s sales is expected to be recognised in the subsequent financial periods, the Group’s recognised revenue in 1Q 2012 declined to RMB466.1 million from RMB2.933 billion in 1Q 2011. The decline was largely attributable to a lower GFA of 10,499 sqm delivered in 1Q 2012 compared to 185,056 sqm delivered in 1Q 2011. ASP for projects delivered in 1Q 2012 rose 109.0% to RMB32,025 per sqm from RMB15,325 per sqm in 1Q 2011 owing to a change in the product mix composition which included higher priced projects such as Yanlord Townhouse (仁恒怡庭) in Shanghai and Yanlord Riverside Plaza (Phase 1) (海河广场一期) in Tianjin. ASP for FY 2011 was RMB22,239 per sqm.

In line with the above performance, net profit attributable to equity holders of the Company declined to RMB135.6 million in 1Q 2012 from RMB267.9 million in 1Q 2011. Led by the higher ASP achieved due to the change in product mix, gross profit margin rose 4.4 ppts to 36.6%. Net attributable margin similarly rose 20.0 ppts to 29.1% in 1Q 2012 driven by the higher gross margin achieved and a net foreign exchange gain for the period under review. Fully diluted earnings per share in 1Q 2012 was 6.47 RMB cents (based on 2,098,848,000 shares).

Attributable to the Group’s prudent financial policies, Yanlord remains in a strong financial position. Cash and bank balances as at 31 March 2012 was RMB4.404 billion and will serve to fuel the Group’s future development.

New Launches

The Group will continue to launch a new project and new batches of its existing projects in 2Q 2012, namely, Yanlord Yangtze Riverbay Town (Phase 2) (仁恒江湾城二期) in Nanjing, Yanlord Sunland Gardens (Phase 1) (仁恒森兰雅苑一期) in Shanghai, Yanlord Lakeview Bay - Land Parcels A2 and A6 (仁恒双湖湾 – A2 及 A6 地块) in Suzhou, Yanlord Riverside Plaza (Phase 2) (海河广场二期) and Yanlord Riverside Gardens (Phase 1) (仁恒河滨花园一期) in Tianjin.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Pre-contracted sales continues to show strong growth in 1Q 2012 despite uncertainties in the PRC real estate sector, reflecting the continued customer confidence and demand for Yanlord's high quality residential developments. Consistent with our project delivery schedule, net profit was impacted for the first quarter as we recognised a lower GFA. However, we expect to recognise most of our current pre-contracted sales in the subsequent financial periods which will drive our performance for FY 2012."

End

*Issued on behalf of **Yanlord Land Group Limited***

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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 Garden, Yanlord Riverside Gardens and Yanlord Riverside City in Shanghai and Orchid Mansion, Bamboo Garden 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 ten key high-growth cities within the four major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing and Suzhou; (ii) Western China – Chengdu and Guiyang ; (iii) Bohai Rim – Tianjin and Tangshan; and (iv) Southern China – Zhuhai, Shenzhen and Hainan.

Yanlord has proactively extended its commercial property development projects, acquired a considerable number of land parcels for commercial use and commenced the construction of retail malls, offices, hotels and serviced residence developments. Upon completion, the projects are expected to generate a stable rental income and increase the asset value for Yanlord.

For additional information pertaining to the Group's 1Q 2012 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.