



Yanlord Land Group Limited

PRESS RELEASE – Unaudited 3Q and 9M 2012 Financial Results

YANLORD 9M 2012 NET PROFIT ATTRIBUTABLE TO EQUITY HOLDERS JUMPS 291.4% TO RMB1.234 BILLION; RECOGNITION OF PRE-SALES IN SUBSEQUENT QUARTERS TO DRIVE FUTURE PERFORMANCE

- Yanlord's 9M 2012 revenue rises 32.6% to RMB5.709 billion on strong sale of properties and higher gross floor area ("GFA") of 265,880 square metres ("sqm") delivered during the period
- Group's pre-contracted sales as at 30 September 2012 grew 59.1% to RMB8.554 billion from RMB5.378 billion as at 31 December 2011
- Net profit attributable to equity holders of the Company rose 291.4% to RMB1.234 billion, net attributable profit margin similarly rose 14.3 percentage points ("ppt") to 21.6% in 9M 2012
- Reflecting the Group's strategy to further augment its financial position, net debt to total equity ratio declined to 43.3% as at 30 September 2012 from 51.9% as at 31 December 2011

	9M 2012	9M 2011	Change (%)
Average selling price ("ASP") (RMB / sqm)	20,485	15,838	32.8
GFA delivered (sqm)	265,880	252,337	5.4
Revenue (RMB mil)	5,708.7	4,306.7	32.6
Gross profit (RMB mil)	2,019.0	1,706.5	18.3
Gross profit margin (%)	35.4	39.6	(4.2) ppt
Profit for the period (RMB mil)	1,480.5	557.4	165.6
Profit attributable to equity holders of the Company (RMB mil)	1,233.8	315.2	291.4
Net attributable profit margin (%)	21.6	7.3	14.3 ppt
Earnings per share (RMB cents) ¹	59.97	15.04	298.7

¹ Based on a fully diluted basis of 2,061,640,000 and 2,101,606,000 shares respectively

Singapore/Hong Kong – 12 November 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 September 2012 (“9M 2012”).

3Q 2012

Underscored by a significant increase in GFA delivered and higher average selling price (“ASP”) achieved owing to the change in product mix composition for the period, revenue of the Group in 3Q 2012 leapt 253.9% or RMB1.801 billion to RMB2.510 billion from RMB709.3 million in 3Q 2011. Gross profit in 3Q 2012 similarly rose 156.9% to RMB895.9 million from RMB348.8 million in 3Q 2011. Driven by the increase in revenue for the quarter, net profit attributable to equity holders in 3Q 2012 leapt 5,437.4% to RMB362.6 million from RMB6.5 million in 3Q 2011, while net attributable profit margin for 3Q 2012 rose to 14.4% from 0.9% in 3Q 2011.

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. ASP for 3Q 2012 rose to RMB19,886 per sqm from RMB14,995 per sqm in 3Q 2011.

9M 2012

The Group’s quality developments continue to be well received by the home buyers in the PRC. Reflecting this continued positive demand, the Group’s pre-contracted sales as at 30 September 2012 rose 59.1% to RMB8.554 billion from RMB5.378 billion as at 31 December 2011. The progressive recognition of these pre-contracted sales in the subsequent financial periods will provide greater assurance of the Group’s performance. As of 30 September 2012, the Group has received RMB5.888 billion as advances for pre-sold properties.

Underscored by a higher GFA delivered and ASP achieved for the period, revenue in 9M 2012 rose 32.6% or RMB1.402 billion to RMB5.709 billion over the corresponding period in 2011. In line with the strong growth in revenue, net profit attributable to equity holders of the Company rose 291.4% to RMB1.234 billion in 9M 2012 from RMB315.2 million in 9M 2011. Net attributable profit margin similarly rose 14.3 ppts to 21.6% in 9M 2012 while earnings per share

on a fully diluted basis in 9M 2012 similarly rose 298.7% to RMB59.97 cents (based on 2,061,640,000 shares) from RMB15.04 cents in 9M 2011 (based on 2,101,606,000 shares).

Attributable to the Group's prudent financial policies, Yanlord remains in a strong financial position. Building on its strong performance for the period, the Group's gearing or net debt to total equity ratio declined to 43.3% as at 30 September 2012 from 51.9% as at 31 December 2011. Cash and bank balances as at 30 September 2012 was RMB3.377 billion and will serve to fuel the Group's future developments.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "The ability to deliver quality developments that continue to meet customer demands and build consumer confidence remains the cornerstone of our sustained development and is reflected in our strong 9M 2012 performance. Consistent with our project delivery schedule, we expect to recognise our current pre-contracted sales in the subsequent financial periods which will serve to drive both our FY 2012 and future performance."

New Launches

The Group will continue to launch new batches of its existing projects in 4Q 2012, namely, Bayside Gardens (御澜湾苑) in Shanghai and Yanlord Lakeview Bay – Land Parcels A2 and A6 (仁恒双湖湾 – A2及A6地块) in Suzhou.

"While austerity measures promulgated by the PRC central government since 2010 continue to present near term challenges for the PRC real estate sector, we nonetheless remain confident about the long term development of the sector which is underpinned by strong demand arising from rapid urbanization into first and second-tier cities and stable development of the PRC domestic economy. To better mitigate against the uncertainty posed by the macro environment, the Group will continue to maintain its healthy cash position and prudent financial policies to ensure the sustainable growth and development of the Group. Led by an experienced and dedicated management team with extensive industry knowledge of the PRC real-estate sector, we will continue to focus on our business strategies and comparative advantages in the development of quality residential apartments in prime locations within high growth PRC cities. This will best allow for the sustainable growth of our core business segments and capitalise on the long term growth prospects of the PRC real estate sector," added Mr Zhong.

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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 nine key high-growth cities within the five major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing and Suzhou; (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin and Tangshan; and (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 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 9M 2012 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.