



Yanlord Land Group Limited
PRESS RELEASE – 1Q 2013 Financial Results

YANLORD 1Q 2013 REVENUE JUMPS 260.3% TO RMB1.679 BILLION ON STRONG DEMAND FOR ITS QUALITY DEVELOPMENTS

- Underscored by the significant increase in 1Q 2013 revenue, gross profit leapt 287.8% to RMB660.7 million in 1Q 2013 while gross profit margin in 1Q 2013 rose to 39.4% from 36.6% in 1Q 2012.
- Net profit attributable to equity holders of the Company in 1Q 2013 was lower at RMB67.3 million mainly due to a RMB58.9 million net foreign exchange loss in 1Q 2013 against a RMB132.5 million exchange gain in 1Q 2012 similarly arising mainly from the change of exchange rate of the Company's US dollar denominated senior notes against its Singapore dollar functional currency. Excluding net foreign exchange effect, profit for the period in 1Q 2013 grew to RMB225 million from RMB4 million in 1Q 2012.
- Yanlord's high-quality developments continue to be well received by home buyers in the PRC. Total pre-contracted sales as at 31 March 2013 amounted to RMB6.908 billion; to be recognised in subsequent quarters, these pre-contracted sales provide greater transparency and confidence of the Group's FY 2013 financial performance.
- Yanlord continues to maintain a healthy financial position. Cash and bank balances of RMB3.226 billion as at 31 March 2013 provides the Group with necessary resources to drive its future development.

	1Q 2013	1Q 2012	Change (%)
ASP (RMB / sqm)	21,084	32,025	(34.2)
GFA Delivered (sqm)	68,142	10,499	549.0
Revenue (RMB mil)	1,679.0	466.1	260.3
Gross Profit (RMB mil)	660.7	170.4	287.8
Gross Profit Margin (%)	39.4	36.6	2.8 ppt
Profit for the period (RMB mil)	165.8	136.6	21.4
Net Profit Attributable to Equity Holders of the Company (RMB mil)	67.3	135.6	(50.4)
Net Attributable Profit Margin (%)	4.0	29.1	(25.1) ppt
Earnings per share (RMB cents) ¹	3.45	6.47	(46.7)

¹ Based on a fully diluted basis of 1,948,736,000 and 2,098,848,000 shares respectively

Singapore/Hong Kong – 13 May 2013 – 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 March 2013 (“1Q 2013”).

Driven by strong demand for the Group’s high quality developments in the PRC, recognised revenue in 1Q 2013 rose significantly by 260.3% to RMB1.679 billion from RMB466.1 million in 1Q 2012. Total gross floor area (“GFA”) delivered in 1Q 2013 similarly rose 549.0% to 68,142 square metre (“sqm”) from 10,499 sqm in 1Q 2012.

Underscored by the Group’s strong delivery of residential units in 1Q 2013, gross profit for the Group rose 287.8% to RMB660.7 million in 1Q 2013 from RMB170.4 million in 1Q 2012, while gross profit margin similarly rose to 39.4% in 1Q 2013 from 36.6% in 1Q 2012. However despite the increase in revenue and gross profit, net profit attributable to equity holders of the Company in 1Q 2013 declined to RMB67.3 million from RMB135.6 million in 1Q 2012 due to a RMB58.9 million net foreign exchange loss in 1Q 2013 against a RMB132.5 million exchange gain in 1Q 2012 similarly arising mainly from the change of exchange rate of the Company’s US dollar denominated senior notes against its Singapore dollar functional currency. Excluding net foreign exchange effect, profit for the period in 1Q 2013 grew to RMB225 million from RMB4 million in 1Q 2012.

Building on its strong track record in Shanghai, the Group continues to actively pursue opportunities to further enhance its presence in other key cities. Reflecting the growing maturity of its projects across the PRC, delivery of apartment units in Yanlord Yangtze Riverbay Town (Phase 2) (仁恒江湾城二期) in Nanjing, Yanlord Lakeview Bay – Land Parcel A6 (仁恒双湖湾-A6 地块) in Suzhou, Yanlord Riverside Gardens (Phase 1) (仁恒河滨花园一期) in Tianjin and Yanlord New City Gardens (Phase 2 – Section 2) (仁恒星园二期二段) in Zhuhai accounted for 32.0%, 18.1%, 12.3% and 10.3% respectively to the Group’s gross revenue from properties sold in 1Q 2013.

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. Reflecting the continued buyer confidence, the Group’s pre-contracted sales as at 31 March 2013 rose to RMB6.908 billion from RMB6.350 billion as at 31 December 2012. The progressive recognition of these pre-contracted sales in the subsequent

financial periods will provide greater assurance of the Group's performance. As of 31 March 2013, the Group has received RMB5.164 billion as advances for pre-sold properties.

Attributable to the Group's prudent financial policies, Yanlord remains in a strong financial position with cash and bank balances of RMB3.226 billion as at 31 March 2013.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "As urbanisation continues to gain traction in China, migrants find themselves gravitating towards first and second tier cities owing to better opportunities as well as the comprehensive suite of amenities offered such as better healthcare, education and security. This influx of population coupled with increased wealth generation will undoubtedly drive demand for high-end residential developments. Ideally positioned, Yanlord's competitive advantage remains its ability to deliver high-quality developments that continue to meet customer demands and is reflected in our strong revenue growth in 1Q 2013. Consistent with our project delivery schedule, we expect to recognise our current pre-contracted sales of RMB6.908 billion in the subsequent financial periods which will serve to drive our future performance."

New Launches

The Group will continue to launch new batches of its existing projects in 2Q 2013, namely, Yanlord Riverbay (Phase 1) (仁恒滨河湾一期) in Chengdu, Bayside Gardens (御澜湾苑) in Shanghai, Yanlord Lakeview Bay – Land Parcels A2 and A6 (仁恒双湖湾 – A2及A6地块) in Suzhou and Yanlord Riverside Gardens (Phase 2) (仁恒河滨花园二期) in Tianjin.

"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 urbanisation and stable development of the PRC economy. To better mitigate against uncertainty posed by the macro environment, the Group will continue to maintain its healthy cash position and prudent financial policies. 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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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 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 1Q 2013 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.