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YANLORD

Yanlord Land Group Limited

PRESS RELEASE – 3Q and 9M 2013 Financial Results

**YANLORD 3Q 2013 REVENUE RISES 39.7% TO RMB3.508 BILLION;
STRONG GROWTH IN PRE-SALES AND SUBSEQUENT RECOGNITION TO DRIVE
FY 2013 PERFORMANCE**

- Revenue in 9M 2013 rose 15.1% to RMB6.569 billion on higher average selling price (“ASP”) achieved, subsequent recognition of pre-sales to drive FY 2013 performance
- Group’s pre-contracted sales as at 30 September 2013 rises 49.1% to RMB9.466 billion from RMB6.350 billion as at 31 December 2012
- Net profit attributable to equity holders of the Company was lower at RMB381 million in 9M 2013 mainly due to the absence of the fair value gain on investment property, net foreign exchange gain and net gain on the disposal of available-for-sale investment which occurred in 9M 2012
- The Group continues to maintain a healthy financial position with cash and cash equivalents of RMB5.206 billion as at 30 September 2013 and a net debt to total equity gearing ratio of 40.2%
- Recent acquisition of a 386,000 square metre (“sqm”) gross floor area (“GFA”) prime integrated development site in Nanjing for RMB2.877 billion underscores Yanlord’s continued confidence in the Nanjing real estate sector.

	9M 2013	9M 2012	Change (%)
ASP (RMB / sqm)	23,962	20,485	17.0
GFA Delivered (sqm)	251,697	265,880	(5.3)
Revenue (RMB mil)	6,569.4	5,708.7	15.1
Gross Profit (RMB mil)	2,198.9	2,019.0	8.9
Gross Profit Margin (%)	33.5	35.4	(1.9) ppt
Profit for the period (RMB mil)	810.5	1,480.5	(45.3)
Net Profit Attributable to Equity Holders of the Company (RMB mil)	380.5	1,233.8	(69.2)
Net Attributable Profit Margin (%)	5.8	21.6	(15.8) ppt
Earnings per share (RMB cents) ¹	19.50	59.97	(67.5)

¹ Based on a fully diluted basis of 1,976,300,000 and 2,061,640,000 shares respectively

Singapore/Hong Kong – 12 November 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 September 2013 (“9M 2013”).

Underscored by strong market demand for the Group’s quality developments in the PRC, revenue for the Group recognised in 3Q 2013 and 9M 2013 rose 39.7% and 15.1% to RMB3.508 billion and RMB6.569 billion respectively compared to the same periods in 2012. This sustained growth in recognised revenue was largely due to a higher achieved ASP of RMB23,962 per sqm in 9M 2013 compared to RMB20,485 per sqm in 9M 2012 due to change in product mix composition. Total GFA delivered during the period was 251,697 sqm.

In-line with the increase in revenue, gross profit rose 22.9% and 8.9% to RMB1.101 billion and RMB2.199 billion in 3Q 2013 and 9M 2013 respectively. However, net profit attributable to equity holders of the Company was lower at RMB381 million in 9M 2013 as compared to RMB1.234 billion in 9M 2012 mainly due to the comparatively lower other operating income of RMB874 million, mainly arising from the fair value gain on investment property, net foreign exchange gain and net gain on disposal of available-for-sale investment which occurred in 9M 2012.

The Group’s high quality developments continue to be well received in the PRC. Driven by the positive demand, pre-contracted sales as at 30 September 2013 rose 49.1% to RMB9.466 billion from RMB6.350 billion at the end of FY 2012. In-line with its delivery schedule, the Group expects to deliver most of its pre-sold units in the subsequent quarters which will serve to enhance its recognised revenue for FY 2013. As of 30 September 2013, the Group has received RMB6.026 billion as advances for pre-sold properties.

Attributable to the Group’s prudent financial policies, Yanlord remains in a strong financial position. Net debt to total equity gearing ratio was healthy at 40.2% in 9M 2013 while cash and cash equivalents as at 30 September 2013 was RMB5.206 billion which will be used to fuel the Group’s future development.

Building on the strong sales momentum achieved in September 2013 by the Group which saw approximately RMB2.607 billion accumulated from the opening weekend pre-sale of new

apartments launched at Yanlord Yangtze Riverbay Town (Phase 3) (仁恒江湾城三期) in Nanjing and Yanlord Sunland Gardens (Phase 2) (仁恒森兰雅苑二期) in Shanghai; the Group will continue to launch new projects and new batches of its existing projects in 4Q 2013, namely, Yanlord Riverbay (Phase 2) (仁恒滨河湾二期) in Chengdu, Yanlord Yangtze Riverbay Town (Phase 3) in Nanjing, Yanlord Rosemite (仁恒峦山美地花园) in Shenzhen, Bayside Gardens (御澜湾苑) and Yanlord Sunland Gardens (Phase 2) in Shanghai, Yanlord Lakeview Bay - Land Parcels A2, A5 and A7 (仁恒双湖湾 – A2,A5及A7地块) in Suzhou.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "We remain confident about the long term potential of the PRC real estate sector which is underpinned by robust demand arising from rapid urbanisation and stable development of the PRC economy. Building on the strong sales momentum achieved in 3Q 2013, we are confident that progressive recognition of our pre-sold units to-date will serve to further enhance our FY 2013 financial performance."

Recent Developments

Land Acquisitions

The Group continues to actively pursue opportunities to expand its landbank holdings. Subsequent to the end of the period, the Group successfully acquired in October 2013, a prime integrated development site with a combined GFA of approximately 386,000 sqm in the Sino-Singapore Nanjing Eco Hi-Tech Island ("Nanjing Eco-Island"), for RMB2.877 billion or at an average purchase price of RMB7,447 per sqm through a public land auction.

Ideally situated within the Nanjing Eco-Island – a flagship economic collaboration program developed under the auspices of the Singapore Jiangsu Cooperation Council – the site rests along the island's idyllic riverfront and offers an unobstructed view of the Yangtze River. The site is in close proximity to the New One North Science Park and is well connected via planned key thoroughfares running through the island as well as the adjacent metro station of the No. 10 metro line.

"This latest acquisition underscores our continued confidence in the Nanjing real estate sector and opens a new chapter in Yanlord's 20 year history of residential and commercial development within Nanjing City that builds upon our extensive track record of developing quality residences which Nanjing citizens have grown to trust and support. Located ideally within

the picturesque Nanjing Eco Island, the site possesses unique qualities such as excellent connectivity, proximity to key business locations and upcoming amenities as well as scenic surroundings which provide the necessary foundations for the creation of a prime integrated development,” Mr Zhong added.

End

Issued on behalf of Yanlord Land Group Limited

Analysts & Media Contact:

Anyi Wang Head of Corporate Finance and Relations Phone: (852) 2861 0608 anyi.wang@yanlord.com	Yim Jeng Yuh Corporate and Investor Relations Manager Phone: (65) 6336 2922 jengyuh.yim@yanlord.com.sg
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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; (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 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 9M 2013 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.