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YANLORD

Yanlord Land Group Limited

PRESS RELEASE – Unaudited 4Q AND FY 2014 Financial Results

YANLORD 4Q 2014 REVENUE RISES 58.9% TO RMB7.484 BILLION ON HIGHER AVERAGE SELLING PRICES ACHIEVED AND GREATER GROSS FLOOR AREA DELIVERED

- In-line with the Group's delivery schedule, a larger portion of pre-sales was delivered in 4Q 2014; FY 2014 revenue consequently rose 4.0% to RMB11.733 billion while FY 2014 net profit attributable to equity holders of the Company was RMB1.359 billion in FY 2014.
- Healthy home buyer demand coupled with favourable regulatory policies, continued to drive sales of Yanlord's high-quality developments in 4Q 2014. The Group's accumulated pre-sales as at 31 December 2014 rose to RMB10.384 billion, providing the Group with greater transparency and confidence for its performance in FY 2015 through progressive recognition of pre-sales in subsequent quarters.
- The Group continues to maintain a healthy financial position, cash and cash equivalents was RMB6.590 billion as at 31 December 2014, while net debt to total equity gearing ratio was 45.3%.
- Fully diluted earnings per share in FY 2014 was 69.42 Renminbi cents. Proposes first and final dividend of 1.30 Singapore cents (approximately 6.33 Renminbi cents) per ordinary share representing payout ratio of approximately 9.1%.

	FY 2014	FY 2013	Change (%)
ASP (RMB / sqm)	26,733	24,599	8.7
GFA Delivered (sqm)	422,813	434,334	(2.7)
Revenue (RMB mil)	11,733.3	11,280.1	4.0
Gross Profit (RMB mil)	3,431.2	4,000.3	(14.2)
Gross Profit Margin (%)	29.2	35.5	(6.3) ppt
Profit for the period (RMB mil)	2,119.4	2,092.1	1.3
Profit Attributable to Equity Holders of the Company (RMB mil)	1,359.4	1,473.8	(7.8)
Net Attributable Profit Margin (%)	11.6	13.1	(1.5) ppt
Earnings per share (RMB cents) ¹	69.42	74.90	(7.3)

¹ Based on a fully diluted basis of 1,963,458,000 and 1,976,354,000 shares respectively

Singapore/Hong Kong – 25 February 2015 – 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 December 2014 (“FY 2014”).

4Q 2014

In-line with the Group’s delivery schedule, Yanlord’s recognised revenue in 4Q 2014 rose significantly by 58.9% to RMB7.484 billion from RMB4.711 billion in 4Q 2013. Profit for the period similarly rose to RMB1.658 billion in 4Q 2014 from RMB1.282 billion in 4Q 2013 on the higher average selling price (“ASP”) achieved and larger gross floor area (“GFA”) delivered in the quarter.

To better encourage home ownership in the PRC, the PRC central bank has in recent months released various credit easing measures including reduction in interest rates, relaxation of bank reserve ratio requirements as well as the easing of the eligibility criteria for first-home mortgages, allowing buyers who have fully repaid mortgages to enjoy lower downpayments and mortgage rates, with first-home status. In addition to the easing of liquidity measures, buyer sentiments in the PRC were further buoyed by the progressive relaxation of austerity measures introduced by the central government since 2010 to cool the property sector in various cities across the PRC.

Buoyed by positive market sentiments coupled with the favourable policy outlook, the Group witnessed a significant uptick in buyer interest for its high quality developments during the fourth quarter of 2014. Driven by positive demand, accumulated pre-sales as at 31 December 2014 rose to RMB10.384 billion from RMB9.812 billion as at 31 December 2013 and are expected to be progressively recognised as revenue in subsequent financial periods. As of 31 December 2014, the Group has received RMB6.891 billion as advances for pre-sale properties.

FY 2014

Underscored by the higher revenue recorded in 4Q 2014, the Group’s recognised revenue in FY 2014 rose 4.0% to RMB11.733 billion from RMB11.280 billion in FY 2013. The increase was largely attributable to a higher ASP of RMB26,733 per square metre (“sqm”) achieved in FY 2014 which was offset against the lower GFA of 422,813 sqm delivered in FY 2014. Owing to a change in product mix composition in FY 2014 which saw the recognition of sales from three relatively lower gross margin projects namely, Yanlord Lakeview Bay – Land Parcel A5 (仁恒双湖湾 – A5 地块) in Suzhou, Yanlord Riverbay (Phase 1) (仁恒滨河湾一期) in Chengdu and

Yanlord Sunland Gardens (Phase 2) (仁恒森兰雅苑二期) in Shanghai, gross profit in FY 2014 declined to RMB3.431 billion from RMB4.000 billion in FY 2013.

In-line with the above performance, net profit attributable to equity holders of the Company declined to RMB1.359 billion in FY 2014 from RMB1.474 billion in FY 2013. Fully diluted earnings per share in FY 2014 was 69.42 RMB cents (based on 1,963,458,000 shares).

Attributable to the Group's prudent financial policies, Yanlord remains in a healthy financial position. The Group's cash and cash equivalent balance was RMB6.590 billion as at 31 December 2014, while net debt to total equity gearing ratio of 45.3% provides the Group with the necessary foundations to drive its future development.

Moving forward, the Group will continue to launch new batches of its existing projects in 1Q 2015 namely, Oasis New Island Gardens (Phase 1) (绿洲新岛花园一期) in Nanjing, Yanlord Rosemite (仁恒峦山美地花园) in Shenzhen, Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, Tianjin Jinnan Land (Phase 2) (景新花园二期) and Yanlord Marina Peninsula Gardens (Phase 1) (仁恒滨海半岛花园一期) (formerly known as Yanlord Marina Peninsula Gardens - Land Parcels S3 and SB (仁恒滨海半岛花园 – S3及SB地块)) in Zhuhai.

To further enhance shareholder value and drive the Company's long term development strategy, the Board of Directors has proposed a first and final dividend of 1.30 Singapore cents (approximately 6.33 Renminbi cents per ordinary share) representing a dividend payout ratio of approximately 9.1% of FY 2014 earnings per share of 69.76 Renminbi cents.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Profit attributable to equity holders was lower in FY 2014 owing to a change in product mix composition which saw greater recognition of lower margin projects for the year. However, the PRC real estate sector continues to exhibit long term growth potential underpinned by strong demand arising from rapid urbanization. Owing to the comprehensive suite of amenities offered by the first and second tier cities, urban migration will tend to focus in these core areas for individuals seeking better opportunities and standards of living. Capitalising on our track record and comparative advantages in the development of quality projects, sizable landbank in prime locations within high growth PRC coupled with our healthy financial position, we are well poised to tap on the long term growth prospects of the PRC real estate sector."

Press Release Ends

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; (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 FY 2014 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.