



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

UNAUDITED SECOND QUARTER AND HALF YEAR ENDED 30 JUNE 2016 FINANCIAL STATEMENTS ANNOUNCEMENT

TABLE OF CONTENT

<u>Item No.</u>	<u>Description</u>	<u>Page</u>
1(a)	Unaudited Consolidated Statements of Profit or Loss	2-5
1(b)(i)	Statements of Financial Position	6-7
1(b)(ii)	Aggregate Amount of Group's Borrowings and Debt Securities	8
1(c)	Unaudited Consolidated Statements of Cash Flows	9-11
1(d)	Unaudited Statements of Comprehensive Income	12-13
1(e)(i)	Unaudited Statements of Changes in Equity	14-19
1(e)(ii)(iii)(iv)	Details of Any Changes in Company's Issued Share Capital	20
2&3	Audit Statement	21
4&5	Changes in Accounting Policies	21
6	Earnings per Share	22
7	Net Asset Value per Share	22
8	Review of Performance	23-26
9	Variance from Previous Forecast or Prospect Statement	26
10	Outlook and Prospects	26-27
11&12	Dividend	27
13	Interested Person Transactions Mandate	28
14	Confirmation of the Board of Directors	28
15	Undertakings under Rule 720(1)	28



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

UNAUDITED SECOND QUARTER AND HALF YEAR FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2016

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2, Q3 AND Q4), HALF YEAR AND FULL YEAR RESULTS

1(a) An income statement (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Consolidated Statements of Profit or Loss for the Period Ended 30 June 2016

	2Q 2016	2Q 2015	% Change	1H 2016	1H 2015	% Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Revenue	7,403,552	2,339,540	216	10,256,998	3,350,292	206
Cost of sales	(5,905,687)	(1,522,487)	288	(7,942,300)	(2,101,456)	278
Gross profit	1,497,865	817,053	83	2,314,698	1,248,836	85
Other operating income	36,381	22,477	62	220,422	181,032	22
Selling expenses	(78,923)	(65,397)	21	(172,344)	(140,385)	23
Administrative expenses	(122,555)	(60,596)	102	(283,118)	(299,957)	(6)
Other operating expenses	(2,227)	167	NM	(3,972)	(1,160)	242
Finance cost	(110,988)	(55,993)	98	(188,129)	(111,090)	69
Share of (loss) profit of joint ventures	(3,821)	34,830	NM	(9,779)	32,956	NM
Profit before income tax	1,215,732	692,541	76	1,877,778	910,232	106
Income tax	(715,298)	(345,623)	107	(977,523)	(484,897)	102
Profit for the period	500,434	346,918	44	900,255	425,335	112
Profit attributable to:						
Owners of the Company	323,946	171,076	89	584,085	186,531	213
Non-controlling interests	176,488	175,842	0	316,170	238,804	32
	500,434	346,918	44	900,255	425,335	112

NM: Not meaningful



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Profit before income tax was arrived at after charging / (crediting) the following:

	2Q 2016	2Q 2015	1H 2016	1H 2015
	RMB'000	RMB'000	RMB'000	RMB'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Depreciation expense	7,789	11,740	15,530	19,821
Fair value gain on investment properties	(48,639)	-	(48,639)	(125,917)
Fair value loss (gain) on held-for-trading investment	-	1,129	(5,967)	59
Finance cost	110,988	55,993	188,129	111,090
Interest income	(45,060)	(19,246)	(92,729)	(44,457)
Net gain on disposal of property, plant and equipment	(3,363)	(37)	(4,783)	(86)
Net (gain) loss on disposal of investment properties	(2,451)	(648)	(4,453)	308
Net loss on disposal of held-for-trading investment	937	-	937	-
Net foreign exchange loss (gain)	70,737	(59,046)	(49,062)	37,719

Revenue and cost of sales

Revenue of the Group, net of business tax, recorded a commendable growth of RMB5.064 billion in 2Q 2016 and RMB6.907 billion in 1H 2016 to RMB7.404 billion in 2Q 2015 and RMB10.257 billion in 1H 2015 as compared with the respective periods last year, which represented an increase of 216.5% in 2Q 2016 and 206.2% in 1H 2016. The increases in revenue for the periods under review were primarily due to a considerable increase in gross floor area ("GFA") delivered to customers and an increase in average selling price ("ASP") per square metre ("sqm") achieved in the current reporting periods over the same periods in 2015. Higher ASP per sqm achieved in the current reporting periods mainly attributable to a change in composition of product mix delivered to customers to include a greater portion of higher-priced projects in current reporting periods as compared to the same periods in 2015. In the current reporting periods, the Group delivered three relatively higher-priced projects in Shanghai namely, Yanlord Western Gardens (仁恒西郊雅苑), Yanlord Sunland Gardens (Phase 1 and 2) (仁恒森兰雅苑一期及二期) and Yanlord Eastern Gardens (仁恒东邑雅苑), which collectively accounted for 68.3% and 65.7% of the Group's gross revenue from sales of properties in 2Q 2016 and 1H 2016 respectively.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

In-line with the increase in GFA delivered, cost of sales, which mainly included land, construction and capitalised borrowing costs, increased by RMB4.383 billion in 2Q 2016 and RMB5.841 billion in 1H 2016 to RMB5.906 billion in 2Q 2016 and RMB7.942 billion in 1H 2016 as compared with the same periods in 2015.

Other contributors to the Group's revenue mainly included resettlement service fee income, rental of investment properties as well as provision of property management services and other ancillary services. Since 1Q 2015, the Group has recognised the resettlement service fee income derived from the resettlement deals for a land parcel adjacent to our integrated commercial development - Yanlord Landmark (仁恒置地广场) in Chengdu.

Other operating income

Other operating income included mainly fair value gain on investment properties, net foreign exchange effect and interest income. Excluding the net foreign exchange effect in 2Q 2016, other operating income increased to RMB107 million in 2Q 2016 from RMB22 million in 2Q 2015 primarily due to recognising a fair value gain on an investment property and an increase in interest income in 2Q 2016. Other operating income in 1H 2016 increased to RMB220 million from RMB181 million in 1H 2015 mainly attributable to a net foreign exchange gain in 1H 2016 and an increase in interest income partly offset by a decrease in fair value gain on investment properties in 1H 2016 as compared to 1H 2015. The Group entered into operating leases with its tenants for a completed commercial property namely, Yanlord Rosemite (仁恒峦山美地花园) in Shenzhen and the leases commenced in 2Q 2016, and hence it reclassified the property into investment property which reported a fair value gain on investment property of RMB49 million in current periods under review. The net foreign exchange gain in 1H 2016 was resulted mainly from the depreciation of the Company's USD400 million senior notes due 2018 against its S\$ functional currency in the period under review as the same was early redeemed by the Group in June 2016.

Selling expenses

Selling expenses, which mainly included staff costs, advertising and promotion expenses, as well as intermediary agency fee, grew by RMB14 million to RMB79 million in 2Q 2016 and by RMB32 million to RMB172 million in 1H 2016 as compared with the same periods in 2015 mainly attributable to increase in staff costs as a result of the increase in the sales locations and higher sales bonus as a result of the increase in sales of properties in current reporting periods over the same periods in 2015.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Administrative expenses

Administrative expenses mainly comprised of staff costs, utilities, entertainment expenses, legal and professional fees, other taxes, rental, depreciation, bank charges and net foreign exchange effect. Excluding net foreign exchange effect in 2Q 2015 and 1H 2015, administrative expenses increased by RMB3 million to RMB123 million in 2Q 2016 from RMB120 million in 2Q 2015 and by RMB21 million to RMB283 million in 1H 2016 from RMB262 million in 1H 2015 primarily attributable to the increase in general staff costs to support the continuing growth of the Group's business.

Finance cost

Finance cost, net of capitalised interest, increased by RMB55 million and RMB77 million to RMB111 million in 2Q 2016 and RMB188 million in 1H 2016 respectively as compared with the same periods in 2015 primarily due to the increases in interest expense incurred on the Group's completed properties for sale and new bank loan drawdown. The latter was charged to finance cost in the statements of profit or loss before the funds were utilised to finance the development of the Group's properties. The increases in finance cost in 2Q 2016 and 1H 2016 were partly offset by decreases in interest expense incurred on completed investment properties as a result of decreases in loan balances in relation to the completed investment properties. In accordance with the Group's accounting policy, the finance cost used to finance the development of the Group's properties would be capitalised. Hence, the finance cost recorded in the statements of profit or loss for a given period may not be reflective of the Group's actual level of borrowings.

Share of (loss) profit of joint ventures

Share of (loss) profit of joint ventures represented contributions from our Sino-Singapore Nanjing Eco Hi-tech Island (中新南京生态科技岛), an urban development project to be progressively completed in phases, as well as two joint venture projects namely, Tangshan Nanhu Eco-City (唐山南湖生态城) and Tianjin Hong Qiao Land (天津红桥地块). Share of loss of joint ventures was RMB4 million in 2Q 2016 and RMB10 million in 1H 2016, which mainly represented operation expenses of the three joint investment projects as compared with the share of profit of joint ventures of RMB35 million in 2Q 2015 and RMB33 million in 1H 2015 resulting from the sales of land parcels in Sino-Singapore Nanjing Eco Hi-tech Island (中新南京生态科技岛).

Income tax

Income tax, which included statutory enterprise income tax, land appreciation tax and dividend withholding tax, was higher at RMB715 million in 2Q 2016 and RMB978 million in 1H 2016 as compared to RMB346 million in 2Q 2015 and RMB485 million in 1H 2015, in-line with the increases in revenue and profit before income tax in current periods under review.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(b)(i) A statement of financial position (for the issuer and Group), together with a comparative statement as at the end of the immediately preceding financial year.

Statements of Financial Position as at 30 June 2016

	GROUP		COMPANY	
	30.06.2016	31.12.2015	30.06.2016	31.12.2015
	RMB'000	RMB'000	RMB'000	RMB'000
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
ASSETS				
Non-current assets				
Property, plant and equipment	1,624,848	1,549,547	-	-
Investment properties	11,961,560	11,566,890	-	-
Properties for development	6,815,520	4,115,661	-	-
Investments in subsidiaries	-	-	2,537,379	2,364,026
Investment in an associate	-	-	-	-
Investments in joint ventures	1,121,618	1,093,544	-	-
Other receivables	565,825	529,704	-	-
Non-trade amounts due from:				
Joint venture	271,500	-	-	-
Non-controlling shareholders of subsidiaries	595,190	383,115	-	-
Intangible asset	613	613	-	-
Deferred tax assets	481,253	501,444	-	-
Total non-current assets	23,437,927	19,740,518	2,537,379	2,364,026
Current assets				
Inventories	66,221	58,726	-	-
Completed properties for sale	4,958,174	7,269,346	-	-
Properties under development for sale	31,696,885	31,287,170	-	-
Trade receivables	26,775	30,551	-	-
Other receivables and deposits	5,025,277	2,619,672	5	1
Non-trade amounts due from:				
Subsidiaries	-	-	12,780,159	12,461,137
Associate	458	434	-	-
Joint ventures	19,536	522,372	-	-
Non-controlling shareholders of subsidiaries	469,270	261,627	-	-
Other related parties	598	587	-	-
Income tax prepayment	1,209,440	518,545	-	-
Held-for-trading investment	-	19,510	-	-
Pledged bank deposits	44,504	51,367	-	-



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	GROUP		COMPANY	
	30.06.2016 RMB'000 (Unaudited)	31.12.2015 RMB'000 (Audited)	30.06.2016 RMB'000 (Unaudited)	31.12.2015 RMB'000 (Audited)
Cash and cash equivalents	18,955,438	17,516,991	7,739	10,687
Total current assets	62,472,576	60,156,898	12,787,903	12,471,825
Total assets	85,910,503	79,897,416	15,325,282	14,835,851
<u>EQUITY AND LIABILITIES</u>				
Capital, reserves and non-controlling interests				
Share capital	7,261,726	7,261,726	7,261,726	7,261,726
Reserves	13,313,096	13,073,343	280,713	(594,366)
Equity attributable to owners of the Company	20,574,822	20,335,069	7,542,439	6,667,360
Non-controlling interests	9,374,492	10,199,385	-	-
Total equity	29,949,314	30,534,454	7,542,439	6,667,360
Non-current liabilities				
Bank and other borrowings				
– due after one year	12,206,087	8,022,065	925,586	264,894
Senior notes	-	4,401,192	-	4,401,192
Deferred tax liabilities	2,014,509	1,959,037	-	-
Non-trade amount due to a non-controlling shareholder of a subsidiary	1,373,127	-	-	-
Total non-current liabilities	15,593,723	14,382,294	925,586	4,666,086
Current liabilities				
Bank and other borrowings				
– due within one year	3,944,098	3,971,322	79,201	-
Senior notes	1,961,653	1,867,109	1,961,653	-
Trade payables	6,412,142	7,747,525	-	-
Other payables	25,471,128	17,956,456	18,803	96,241
Non-trade amounts due to:				
Subsidiary	-	-	4,772,734	3,382,080
Directors	32,133	24,134	24,866	24,084
Non-controlling shareholders of subsidiaries	72,460	157,169	-	-
Other related parties	30,052	9,854	-	-
Income tax payable	2,443,800	3,101,863	-	-
Derivative financial instruments	-	145,236	-	-
Total current liabilities	40,367,466	34,980,668	6,857,257	3,502,405
Total equity and liabilities	85,910,503	79,897,416	15,325,282	14,835,851



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(b)(ii) Aggregate amount of Group's borrowings and debt securities

	GROUP	
	As at 30.06.2016	As at 31.12.2015
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Amount repayable in one year or less, or on demand:-		
Secured	1,006,500	3,238,630
Unsecured	4,929,251	2,725,906
Sub-total 1	5,935,751	5,964,536
Amount repayable after one year:-		
Secured	6,803,677	3,980,732
Unsecured	6,775,537	8,442,525
Sub-total 2	13,579,214	12,423,257
Total debt	19,514,965	18,387,793

Details of any collateral

Secured borrowings are generally secured by the borrowing companies' property, plant and equipment, investment properties, properties for development, properties under development for sale and completed properties for sale.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(c) A statement of cash flows (for the Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Consolidated Statements of Cash Flows for the Period Ended 30 June 2016

	2Q 2016	2Q 2015	1H 2016	1H 2015
	RMB'000	RMB'000	RMB'000	RMB'000
Operating activities				
Profit before income tax	1,215,732	692,541	1,877,778	910,232
Adjustments for:				
Depreciation expense	7,789	11,740	15,530	19,821
Fair value gain on investment properties	(48,639)	-	(48,639)	(125,917)
Fair value loss (gain) on held-for-trading investment	-	1,129	(5,967)	59
Finance cost	110,988	55,993	188,129	111,090
Interest income	(45,060)	(19,246)	(92,729)	(44,457)
Net gain on disposal of property, plant and equipment	(3,363)	(37)	(4,783)	(86)
Net (gain) loss on disposal of investment properties	(2,451)	(648)	(4,453)	308
Net loss on disposal of held-for-trading investment	937	-	937	-
Share of loss (profit) of joint ventures	3,821	(34,830)	9,779	(32,956)
Operating cash flows before movements in working capital	1,239,754	706,642	1,935,582	838,094
Properties for development	(2,993,348)	(81,920)	(3,851,992)	(260,689)
Inventories	1,652	448	(7,376)	(23,053)
Completed properties for sale	2,267,232	380,876	4,237,435	913,282
Properties under development for sale	(25,464)	(613,639)	(741,758)	(2,062,960)
Trade and other receivables and deposits	(518,808)	(767,376)	(2,449,204)	(1,316,354)
Trade and other payables	1,738,596	4,085,171	6,284,665	6,223,284
Cash generated from operations	1,709,614	3,710,202	5,407,352	4,311,604
Interest paid	(423,511)	(333,761)	(721,400)	(656,496)
Income tax paid	(1,087,420)	(780,040)	(2,250,820)	(1,270,667)
Net cash from operating activities	198,683	2,596,401	2,435,132	2,384,441



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	2Q 2016	2Q 2015	1H 2016	1H 2015
	RMB'000	RMB'000	RMB'000	RMB'000
Investing activities				
Interest received	45,957	8,693	79,930	34,044
Decrease (Increase) in pledged bank deposits	8,064	(264)	6,863	(22,604)
Proceeds on disposal of property, plant and equipment	4,277	120	8,136	264
Proceeds on disposal of investment properties	10,749	5,735	24,440	13,782
Proceeds on disposal of held-for-trading investment	24,374	-	24,374	-
Payment for property, plant and equipment	(75,276)	(68,508)	(95,298)	(253,253)
Payment for investment properties	(195,104)	(68,693)	(292,657)	(129,553)
Advance to an associate	-	(46)	(24)	(68)
Advance to a joint venture	(621,500)	-	(621,500)	-
Repayment from joint ventures	864,873	-	855,882	-
Advance to non-controlling shareholders of subsidiaries	(198,137)	(205)	(398,962)	(53,563)
Repayment from a planned joint venture project	652,750	-	-	-
Net cash from (used in) investing activities	521,027	(123,168)	(408,816)	(410,951)
Financing activities				
Dividends paid	(141,836)	(113,388)	(141,836)	(113,388)
Dividends paid to non-controlling shareholders of subsidiaries	(337,451)	(109,520)	(535,063)	(334,945)
Proceeds from bank and other borrowings	7,732,007	1,182,282	9,066,988	1,931,038
Repayment of bank and other borrowings	(1,579,408)	(1,463,265)	(4,979,598)	(2,108,045)
Redemption of senior notes	(4,514,269)	-	(4,514,269)	-
Advance from directors	3,633	455	6,235	911
(Repayment to) Advance from ultimate holding company	-	(200,000)	-	53,200
Advance from non-controlling shareholders of subsidiaries	1,363,138	17,650	1,373,127	25,810
Repayment to non-controlling shareholders of subsidiaries	(84,709)	-	(84,709)	-
Advance from other related parties	7,299	2,601	20,198	3,000



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	2Q 2016	2Q 2015	1H 2016	1H 2015
	RMB'000	RMB'000	RMB'000	RMB'000
Capital injection from a non-controlling shareholder of a subsidiary	70,000	-	70,000	-
Cash withdrawal by non-controlling shareholders of subsidiaries	(676,000)	-	(676,000)	-
Net cash from (used in) financing activities	1,842,404	(683,185)	(394,927)	(542,419)
Net increase in cash and cash equivalents	2,562,114	1,790,048	1,631,389	1,431,071
Cash and cash equivalents at beginning of period	16,522,053	6,209,516	17,516,991	6,590,084
Effect of exchange rate changes on the balance of cash held in foreign currencies	(128,729)	(21,795)	(192,942)	(43,386)
Cash and cash equivalents at end of period	18,955,438	7,977,769	18,955,438	7,977,769



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(d) A statement of comprehensive income (for the issuer and Group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Group Statements of Comprehensive Income for the Period Ended 30 June 2016

	2Q 2016	2Q 2015	1H 2016	1H 2015
	RMB'000	RMB'000	RMB'000	RMB'000
Profit for the period	500,434	346,918	900,255	425,335
Other comprehensive (expense) income:				
<u>Items that may be reclassified subsequently to</u>				
<u>profit or loss:</u>				
Currency translation difference	(110,682)	(50,184)	(238,857)	64,384
Cash flow hedge	6,033	33,167	36,361	(20,498)
Other comprehensive (expense) income for				
the period, net of tax	(104,649)	(17,017)	(202,496)	43,886
Total comprehensive income for the period	395,785	329,901	697,759	469,221
Total comprehensive income attributable to:				
Owners of the Company	219,297	154,059	381,589	230,417
Non-controlling interests	176,488	175,842	316,170	238,804
	395,785	329,901	697,759	469,221



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Company Statements of Comprehensive Income for the Period Ended 30 June 2016

	2Q 2016	2Q 2015	1H 2016	1H 2015
	RMB'000	RMB'000	RMB'000	RMB'000
Profit for the period	489,003	800,399	510,255	598,982
Other comprehensive income (expense):				
<u>Items that may be reclassified subsequently to</u>				
<u>profit or loss:</u>				
Currency translation difference	214,064	130,753	506,660	(99,835)
Other comprehensive income (expense) for				
the period, net of tax	214,064	130,753	506,660	(99,835)
Total comprehensive income for the period	703,067	931,152	1,016,915	499,147
Total comprehensive income attributable to:				
Owners of the Company	703,067	931,152	1,016,915	499,147
Non-controlling interests	-	-	-	-
	703,067	931,152	1,016,915	499,147



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(e)(i) A statement (for the issuer and Group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Unaudited Group Statements of Changes in Equity for the Period Ended 30 June 2016

	Share capital	Currency translation reserve	Statutory reserve	Merger deficit	Hedging reserve	Other reserve	Accumulated profits	Attributable to owners of the Company	Non-controlling interests	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Balance at 1 January 2016	7,261,726	(278,335)	1,244,034	(1,834,019)	(36,361)	(337,196)	14,315,220	20,335,069	10,199,385	30,534,454
Total comprehensive income for the period:										
Profit for the period	-	-	-	-	-	-	260,139	260,139	139,682	399,821
Other comprehensive expense for the period	-	(128,175)	-	-	30,328	-	-	(97,847)	-	(97,847)
Total	-	(128,175)	-	-	30,328	-	260,139	162,292	139,682	301,974
Transactions with owners, recognised directly in equity:										
Dividend declared to a non-controlling shareholder	-	-	-	-	-	-	-	-	(197,612)	(197,612)
Appropriations	-	-	34,685	-	-	-	(34,685)	-	-	-
Total	-	-	34,685	-	-	-	(34,685)	-	(197,612)	(197,612)
Balance at 31 March 2016	7,261,726	(406,510)	1,278,719	(1,834,019)	(6,033)	(337,196)	14,540,674	20,497,361	10,141,455	30,638,816



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	Share capital	Currency translation reserve	Statutory reserve	Merger deficit	Hedging reserve	Other reserve	Accumulated profits	Attributable to owners of the Company	Non-controlling interests	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Total comprehensive income for the period:										
Profit for the period	-	-	-	-	-	-	323,946	323,946	176,488	500,434
Other comprehensive expense for the period	-	(110,682)	-	-	6,033	-	-	(104,649)	-	(104,649)
Total	-	(110,682)	-	-	6,033	-	323,946	219,297	176,488	395,785
Transactions with owners, recognised directly in equity:										
Capital injection from a non-controlling shareholder	-	-	-	-	-	-	-	-	70,000	70,000
Capital withdrawal by non-controlling shareholders	-	-	-	-	-	-	-	-	(676,000)	(676,000)
Dividends	-	-	-	-	-	-	(141,836)	(141,836)	-	(141,836)
Dividend declared to non-controlling shareholders	-	-	-	-	-	-	-	-	(337,451)	(337,451)
Appropriations	-	-	295	-	-	-	(295)	-	-	-
Total	-	-	295	-	-	-	(142,131)	(141,836)	(943,451)	(1,085,287)
Balance at 30 June 2016	7,261,726	(517,192)	1,279,014	(1,834,019)	-	(337,196)	14,722,489	20,574,822	9,374,492	29,949,314



仁恒
YANLORD

YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Group Statements of Changes in Equity for the Period Ended 30 June 2015

	Share capital	Currency translation reserve	Equity reserve	Merger deficit	Hedging reserve	Other reserve	Accumulated profits	Attributable to owners of the Company	Non-controlling interests	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Balance at 1 January 2015	7,261,726	(87,895)	1,075,491	(1,834,019)	(7,094)	(337,230)	13,128,612	19,199,591	9,862,213	29,061,804
Total comprehensive income for the period:										
Profit for the period	-	-	-	-	-	-	15,455	15,455	62,962	78,417
Other comprehensive income for the period	-	115,063	-	-	(53,665)	-	-	61,398	-	61,398
Total	-	115,063	-	-	(53,665)	-	15,455	76,853	62,962	139,815
Transactions with owners, recognised directly in equity:										
Dividend declared to a non-controlling shareholder	-	-	-	-	-	-	-	-	(160,000)	(160,000)
Appropriations	-	-	48,155	-	-	-	(48,155)	-	-	-
Total	-	-	48,155	-	-	-	(48,155)	-	(160,000)	(160,000)
Balance at 31 March 2015	7,261,726	27,168	1,123,646	(1,834,019)	(60,759)	(337,230)	13,095,912	19,276,444	9,765,175	29,041,619



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	Share capital	Currency translation reserve	Statutory reserve	Merger deficit	Hedging reserve	Other reserve	Accumulated profits	Attributable to owners of the Company	Non-controlling interests	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Total comprehensive income for the period:										
Profit for the period	-	-	-	-	-	-	171,076	171,076	175,842	346,918
Other comprehensive expense for the period	-	(50,184)	-	-	33,167	-	-	(17,017)	-	(17,017)
Total	-	(50,184)	-	-	33,167	-	171,076	154,059	175,842	329,901
Transactions with owners, recognised directly in equity:										
Dividends	-	-	-	-	-	-	(113,388)	(113,388)	-	(113,388)
Dividends declared to a non-controlling shareholder	-	-	-	-	-	-	-	-	(303,724)	(303,724)
Appropriations	-	-	31,099	-	-	-	(31,099)	-	-	-
Total	-	-	31,099	-	-	-	(144,487)	(113,388)	(303,724)	(417,112)
Balance at 30 June 2015	7,261,726	(23,016)	1,154,745	(1,834,019)	(27,592)	(337,230)	13,122,501	19,317,115	9,637,293	28,954,408



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Company Statements of Changes in Equity for the Period Ended 30 June 2016

	Share capital RMB'000	Currency translation reserve RMB'000	Accumulated (losses) profits RMB'000	Total RMB'000
Balance at 1 January 2016	7,261,726	(564,845)	(29,521)	6,667,360
Total comprehensive income for the period:				
Profit for the period	-	-	21,252	21,252
Other comprehensive income for the period	-	292,596	-	292,596
Total	-	292,596	21,252	313,848
Balance at 31 March 2016	7,261,726	(272,249)	(8,269)	6,981,208
Total comprehensive income for the period:				
Profit for the period	-	-	489,003	489,003
Other comprehensive income for the period	-	214,064	-	214,064
Total	-	214,064	489,003	703,067
Dividends, representing total transaction with owners, recognised directly in equity	-	-	(141,836)	(141,836)
Balance at 30 June 2016	7,261,726	(58,185)	338,898	7,542,439



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Company Statements of Changes in Equity for the Period Ended 30 June 2015

	Share capital RMB'000	Currency translation reserve RMB'000	Accumulated (losses) profits RMB'000	Total RMB'000
Balance at 1 January 2015	7,261,726	(505,335)	(153,822)	6,602,569
Total comprehensive expense for the period:				
Loss for the period	-	-	(201,417)	(201,417)
Other comprehensive expense for the period	-	(230,588)	-	(230,588)
Total	-	(230,588)	(201,417)	(432,005)
Balance at 31 March 2015	7,261,726	(735,923)	(355,239)	6,170,564
Total comprehensive income for the period:				
Profit for the period	-	-	800,399	800,399
Other comprehensive income for the period	-	130,753	-	130,753
Total	-	130,753	800,399	931,152
Dividends, representing total transaction with owners, recognised directly in equity	-	-	(113,388)	(113,388)
Balance at 30 June 2015	7,261,726	(605,170)	331,772	6,988,328



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1(e)(ii) Details of any changes in the Company's share capital arising from rights issue, bonus issue, share-buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

Share Capital

As at 30 June 2016, the issued and fully paid-up share capital of the Company, net of expenses, was RMB7.262 billion (31 March 2016: RMB7.262 billion). Details of the Company's issued ordinary shares at the end of the relevant financial periods were as follows:

	Number of ordinary shares	
	'000	RMB'000
As at 31 December 2015	1,948,736	7,261,726
As at 1 April 2016 and 30 June 2016	1,948,736	7,261,726

Treasury Shares

The Company did not hold any treasury shares as at 30 June 2016 and 30 June 2015.

1(e)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

Please refer to Note 1(e)(ii).

1(e)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures for the second quarter and half year ended 30 June 2016 have neither been audited nor reviewed by the auditors.

3. Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of a matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

The Group has applied the same accounting policies and methods of computation in the unaudited financial statements for the current financial period as those of the audited financial statements for the year ended 31 December 2015, as well as all the applicable Singapore Financial Reporting Standards ("FRSs") which became effective for the financial year beginning on or after 1 January 2016.

5. If there are any changes in the accounting policies and methods of computations, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Please refer to Note 4 and the audited financial statements for the year ended 31 December 2015 for more information.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

6. Earnings per ordinary share (EPS) of the Group for the current financial period reported on and the corresponding period of the immediately preceding financial year, based on profit after tax and non-controlling interests attributable to the owners of the Company after deducting any provision for preference dividends.

	GROUP		GROUP	
	2Q 2016 (Unaudited)	2Q 2015 (Unaudited)	1H 2016 (Unaudited)	1H 2015 (Unaudited)
EPS based on Group's profit attributable to owners of the Company:				
(i) On the weighted average number of shares (RMB)	16.62 cents	8.78 cents	29.97 cents	9.57 cents
- Weighted average number of shares ('000)	1,948,736	1,948,736	1,948,736	1,948,736
(ii) On a fully diluted basis (RMB)	16.62 cents	8.78 cents	29.97 cents	9.57 cents
- Adjusted weighted average number of shares ('000)	1,948,736	1,948,736	1,948,736	1,948,736

7. Net asset value (for the issuer and Group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:-

- (i) current financial period reported on; and
- (ii) immediately preceding financial year

	GROUP		COMPANY	
	30.06.2016 (Unaudited)	31.12.2015 (Unaudited)	30.06.2016 (Unaudited)	31.12.2015 (Unaudited)
Net asset value per share based on issued share capital at the end of the period / year (RMB)	10.56	10.44	3.87	3.42



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

8. A review of the performance of the Group, to the extent necessary for a reasonable understanding of the Group's business. It must include a discussion of the following:-

- (a) any significant factors that affected the turnover, costs, and earnings of the Group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**

2Q 2016 vs. 2Q 2015

Underscored by the significant increase in GFA delivered to customers and the higher ASP per sqm achieved as the result of the change in composition of product mix as mentioned above in Note 1(a), revenue of the Group surged 216.5% or RMB5.064 billion in 2Q 2016 to RMB7.404 billion from RMB2.340 billion in 2Q 2015. In 2Q 2016, three new projects were delivered to customers namely, Yanlord Eastern Gardens (仁恒东邑雅苑) in Shanghai, Tianjin Jinnan Land (Phase 1 and 2) (景新花园一期及二期) and Yanlord Lakeview Bay – Land Parcel A3 (仁恒双湖湾 A3 地块) in Suzhou, which accounted for 49.9%, 16.9% and 4.9% respectively to the Group's 2Q 2016 gross revenue on sales of properties. Existing projects namely, Yanlord Western Gardens (仁恒西郊雅苑) and Yanlord Sunland Gardens (Phase 1 and 2) (仁恒森兰雅苑一期及二期) in Shanghai, also contributed to the Group's gross revenue on sales of properties in 2Q 2016, which accounted for 9.3% and 9.1% respectively.

In-line with the increase in GFA and ASP per sqm, gross profit grew 83.3% or RMB681 million to RMB1.498 billion in 2Q 2016 from RMB817 million in 2Q 2015. Gross profit margin was lower at 20.2% in 2Q 2016 as compared to 34.9% in 2Q 2015 mainly due to the delivery of final phase of a relatively higher-margin project in Nanjing namely, Yanlord Yangtze Riverbay Town (Phase 3) (仁恒江湾城三期) in 2Q 2015.

Hence, profit before income tax grew to RMB1.216 billion in 2Q 2016 from RMB693 million in 2Q 2015, while profit before income tax margin decreased to 16.4% in 2Q 2016 from 29.6% in 2Q 2015. Profit for the period grew to RMB500 million in 2Q 2016 from RMB347 million in 2Q 2015, while profit for the period margin decreased to 6.8% in 2Q 2016 from 14.8% in 2Q 2015.

1H 2016 vs. 1H 2015

The Group achieved significant growth of 206.2% or RMB6.907 billion in its revenue to RMB10.257 billion in 1H 2016 as compared to RMB3.350 billion in 1H 2015 mainly attributable to the considerable increase in GFA delivered and the higher ASP per sqm achieved in 1H 2016 as a result of the change in composition of product mix as mentioned above in Note 1(a). 1H 2016 revenue



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

was derived primarily from the delivery of Yanlord Eastern Gardens (仁恒东邑雅苑), Yanlord Western Gardens (仁恒西郊雅苑) and Yanlord Sunland Gardens (Phase 1 and 2) (仁恒森兰雅苑一期及二期) in Shanghai, Tianjin Jinnan Land (Phase 1 and 2) (景新花园一期及二期), Yanlord Lakeview Bay – Land Parcels A2 and A3 (仁恒双湖湾 A2 及 A3 地块) in Suzhou, Yanlord Rosemite (仁恒峦山美地花园) in Shenzhen and Yanlord Riverside Gardens (Phase 2) (仁恒河滨花园二期) in Tianjin, which accounted for 36.3%, 15.1%, 14.3%, 12.3%, 6.0%, 4.0% and 3.9% respectively to the Group's 1H 2016 gross revenue on sales of properties.

Gross profit grew by 85.3% or RMB1.066 billion to RMB2.315 billion in 1H 2016 as compared to RMB1.249 billion in 1H 2015, in-line with the increased GFA delivered and ASP per sqm achieved in the current reporting period. Gross profit margin decreased to 22.6% in 1H 2016 from 37.3% in 1H 2015 mainly attributable to the delivery of final phase of the relatively higher-margin project in Nanjing namely, Yanlord Yangtze Riverbay Town (Phase 3) (仁恒江湾城三期) in 1H 2015.

Hence, profit before income tax increased by 106.3% or RMB968 million to RMB1.878 billion in 1H 2016 from RMB910 million in 1H 2015, while profit for the period increased by 111.7% or RMB475 million to RMB900 million in 1H 2016 from RMB425 million in 1H 2015. In-line with the lower gross profit margin, profit before income tax margin decreased to 18.3% in 1H 2016 from 27.2% in 1H 2015, while profit for the period margin decreased to 8.8% in 1H 2016 from 12.7% in 1H 2015.

b) any material factors that affected the cash flows, working capital, assets or liabilities of the Group during the current financial period reported on.

STATEMENTS OF FINANCIAL POSITION

Non-current assets

Non-trade amount due from joint venture

Non-trade amount due from joint venture of RMB272 million as at 30 June 2016 represented an interest-bearing long-term shareholder loan to a joint venture project.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Current assets

Other receivables and deposits

Other receivables and deposits, which mainly included deposits for projects and business tax prepayment, increased to RMB5.025 billion as at 30 June 2016 from RMB2.620 billion as at 31 December 2015 primarily due to an increase in deposits for new potential projects. Other contributor to the increase in other receivables and deposits included an increase in prepayment for business tax which was in-line with the increase in advances received from customers for pre-sale properties as mentioned below in "Other payables".

Non-current liabilities

Senior Notes

Senior notes as at 30 June 2016 was RMB Nil as compared to RMB4.401 billion as at 31 December 2015 due to the early redemption of USD400 million senior notes due 2018 in June 2016 and the transfer of S\$400 million senior notes due in May 2017 to current liabilities as mentioned below.

Non-trade amount due to a non-controlling shareholder of a subsidiary

Non-trade amount due to a non-controlling shareholder of a subsidiary of RMB1.373 billion as at 30 June 2016 represented an interest-bearing long-term project loan from a non-controlling shareholder.

Current liabilities

Senior Notes

Senior notes of RMB1.962 billion as at 30 June 2016 represented S\$400 million senior notes due in May 2017 which was transferred from non-current liabilities as mentioned above to here as current liabilities, while senior notes of RMB1.867 billion as at 31 December 2015 represented RMB2 billion senior notes due in May 2016 which was fully redeemed in maturity.

Other payables

Other payables, which mainly included advances received from customers, increased by 41.8% or RMB7.515 billion to RMB25.471 billion as at 30 June 2016 from RMB17.956 billion as at 31 December 2015 mainly due to an increase in pre-sales proceeds received from customers.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

STATEMENTS OF CASH FLOWS

Net drawdown from (repayment of) bank and other borrowings

In-line with our redemption of senior notes as mentioned above as well as increase in fund used in deposits for potential projects and higher balances in cash and cash equivalents at current reporting periods, the Group recorded net drawdown from bank and other borrowings of RMB6.153 billion in 2Q 2016 and RMB4.087 billion in 1H 2016 as compared with net repayment of bank and other borrowings of RMB281 million in 2Q 2015 and RMB177 million in 1H 2015 respectively.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

No forecast or prospect statement for the current financial period has been previously disclosed to shareholders.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months

INDUSTRY OUTLOOK

Underscored by healthy demand for residential properties, the People's Republic of China ("PRC") property sector recovered steadily from its troughs; price indices of the top 70 cities tracked by the National Bureau of Statistics ("NBS") posted its fourteenth consecutive monthly gain rising 0.71% in June 2016 as compared to May 2016. Prices for primary commodity housing rose faster year-on-year in the first and second tier cities such as Shanghai (27.7%) and Nanjing (29.7%) driven by continued declines in inventory levels based on the data released by NBS on 18 July 2016.

COMPANY OUTLOOK

The Group continues to witness steadfast buyer demand for its high-quality residential developments. As at 30 June 2016, the Group has received advances for pre-sale properties (recorded as "Other payables" in the statements of financial position), amounting to RMB24.437 billion, with an accumulated pre-sale amount of RMB28.884 billion.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

The Group will continue to launch new project and new batches of its existing projects in 3Q 2016 namely, Yanlord Riverbay (Phase 2) (仁恒滨河湾二期) in Chengdu, Four Seasons Gardens (Phase 2) (四季花园二期) in Nantong, Yanlord Sunland Gardens (Phase 2) (仁恒森兰雅苑二期), Yanlord Eastern Gardens (仁恒东邑雅苑) and Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, Tang Yue Bay Gardens (棠悦湾花园) in Suzhou, Tianjin Jinnan Land (Phase 3) (天津景新花园三期) as well as Yanlord Marina Peninsula Gardens (Phase 2) (仁恒滨海半岛花园二期) in Zhuhai.

Outlook

Despite volatilities in the PRC financial and currency markets, the PRC economy continued its steady growth trajectory, rising 6.7% in the first six months of 2016 based on data released by the NBS on 18 July 2016. Capitalising on the continued growth of the economy coupled with healthy demand within the PRC real estate sector, Yanlord, with its high quality landbank and strong brand recognition, is well poised to tap the rising demand for quality residential developments in the PRC.

Barring any further significant deterioration in the global economy and any other unforeseen circumstances, the Board of Directors is confident of the Group's performance relative to the industry trend for the next reporting period and the next 12 months based on the number of pre-sale units to-date, expected delivery schedules and on-schedule construction works in progress.

11. Dividend

- (a) Any dividend declared for the current financial period reported on? Nil.
- (b) Any dividend declared for the corresponding period of the immediately preceding financial year?
Nil.
- (c) Date payable: Not applicable.
- (d) Books closure date: Not applicable.

12. If no dividend has been declared/recommended, a statement to that effect

No dividend has been declared or recommended for the period under review.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

13. If the Group has obtained a general mandate from shareholders for Interested Person Transactions (“IPTs”), the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group does not have a shareholders’ general mandate for IPTs.

14. Confirmation of the Board of Directors (“Board”)

We refer to the requirement under Rule 705(5) of the SGX-ST Listing Manual.

We, Zhong Sheng Jian and Chan Yiu Ling, directors of the Company, hereby confirm on behalf of the Board that, to the best of our knowledge, nothing has come to the attention of the Board, which may render the unaudited second quarter and half year financial results of the Group for the period ended 30 June 2016 to be false or misleading in any material aspects.

ON BEHALF OF THE BOARD

Zhong Sheng Jian
Chairman and Chief Executive Officer

Chan Yiu Ling
Director

15. Undertakings under Rule 720(1)

The Company hereby confirms that it has procured undertakings from all its directors and executive officers under Rule 720(1) of the SGX-ST Listing Manual.

ON BEHALF OF THE BOARD

Zhong Sheng Jian
Chairman and Chief Executive Officer

11 August 2016