



Yanlord Land Group Limited

PRESS RELEASE – 3Q and 9M 2016 Financial Results

YANLORD 3Q 2016 NET PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY LEAPT NINE-FOLD TO RMB564.2 MILLION ON STRONG MARKET DEMAND FOR ITS PRIME DEVELOPMENTS

- Underscored by robust pre-sale delivery and higher average selling prices (“ASP”), 3Q and 9M 2016 revenue rose 83.9% and 148.5% to RMB5.505 billion and RMB15.762 billion, while profit attributable to owners of the Company rose 913.3% and 374.1% to RMB564.2 million and RMB1.148 billion respectively.
- Healthy market sentiments propelled the Group’s pre-sale accumulation up 17.4% in 9M 2016 to RMB23.780 billion, while accumulated pre-sales pending recognition as at 30 September 2016 stood at RMB29.357 billion.
- Robust sales collection underscores the Group’s healthy financials which had a net debt to equity gearing ratio of 10.3% as at 30 September 2016. Cash and cash equivalents position was RMB16.837 billion as at 30 September 2016. Fully diluted earnings per share in 9M 2016 rose 374.2% to 58.94 Renminbi cents.

	9M 2016	9M 2015	Change (%)
ASP (RMB / sqm)	27,531	22,764	20.9
GFA Delivered (sqm)	565,535	248,334	127.7
Revenue (RMB mil)	15,762.5	6,344.0	148.5
Gross Profit (RMB mil)	3,813.8	1,963.0	94.3
Gross Profit Margin (%)	24.2	30.9	(6.7 ppt)
Profit for the period (RMB mil)	1,593.6	552.3	188.5
Profit Attributable to Owners of the Company (RMB mil)	1,148.3	242.2	374.1
Net Attributable Profit Margin (%)	7.3	3.8	3.5 ppt
Earnings per share (RMB cents) ¹	58.94	12.43	374.2

¹ Based on a fully diluted basis of 1,948,233,000 and 1,948,736,000 shares respectively

Singapore/Hong Kong – 14 November 2016 – Singapore Exchange (“SGX”) listed **Yanlord Land Group Limited** (“Yanlord” or the “Company”, and together with its subsidiaries, the “Group”), a real estate developer focusing 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 2016 (“9M 2016”).

Underscored by healthy market demand for the Group’s quality developments in the PRC, pre-sale of properties and car parks in 9M 2016 rose 17.4% to RMB23.780 billion from RMB20.262 billion in 9M 2015 while accumulated pre-sales pending recognition as at 30 September 2016 was RMB29.357 billion and is expected to be progressively recognised as revenue in subsequent financial periods. As of 30 September 2016, the Group has received RMB24.986 billion as advances for pre-sale properties.

3Q 2016

Recognised revenue of the Group rose 83.9% in 3Q 2016 to RMB5.505 billion compared to RMB2.994 billion in 3Q 2015. The growth in recognised revenue was largely due to a 70.1% increase in gross floor area (“GFA”) delivered in 3Q 2016 to 224,985 square metre (“sqm”) coupled with a higher achieved ASP of RMB24,187 per sqm in 3Q 2016 compared to RMB20,398 per sqm in 3Q 2015.

In-line with the greater recognised revenue in 3Q 2016, net profit attributable to owners of the Company surged 913.3% to RMB564.2 million from RMB55.7 million in 3Q 2015.

9M 2016

Recognised revenue in 9M 2016 rose 148.5% to RMB15.762 billion driven by the steadfast revenue growth in the first three quarters of 2016. Underlining the revenue growth was a 127.7% increase in GFA delivered during the period to 565,535 sqm coupled with a 20.9% increase in ASP to RMB27,531 per sqm in 9M 2016 that arose due a change in the composition of product mix delivered to customers and a steady increase in individual ASP per sqm of various projects such as Yanlord Sunland Gardens (Phase 1 and 2) (仁恒森兰雅苑一期及二期) in Shanghai and Yanlord Lakeview Bay – Land Parcel A2 (仁恒双湖湾 – A2 地块) in Suzhou.

Reflecting the significant increase in 9M 2016 revenue, net profit attributable to owners of the Company similarly rose 374.1% to RMB1,148.3 million in 9M 2016, while earnings per share on

a fully diluted basis rose 374.2% to 58.94 Renminbi cents in 9M 2016 as compared to 12.43 Renminbi cents in 9M 2015.

Robust sales collection continues to augment the Group's financial position. Cash and cash equivalents of RMB16.837 billion as at 30 September 2016 coupled with a healthy net debt to total equity gearing ratio of 10.3% provides the Group with the necessary foundations and headroom to drive its future development.

Moving forward, the Group will continue to launch a new project and new batches of its existing projects in 4Q 2016 namely, Yanlord Yangtze Riverbay Town (Phase 4) (仁恒江湾城四期) in Nanjing, Sanya Hai Tang Bay - Land Parcel 9 (三亚海棠湾 - 9 号地块), Yanlord Eastern Gardens (仁恒东邑雅苑) in Shanghai, Tianjin Jinnan Land (Phase 3) (天津景新花园三期) and Tianjin Hong Qiao Land (红咸雅苑) as well as Yanlord Marina Centre - Section B (仁恒滨海中心 - B 标段) and Yanlord Marina Peninsula Gardens (Phase 2) (仁恒滨海半岛花园二期) in Zhuhai.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "The strong performance in the period was achieved against the backdrop of the PRC Central government's support for the sustainable development of the PRC real estate sector. While near term volatilities may arise due to the introduction of austerity measures, our quality developments continue to attract the attention of home buyers. Subsequent to the end of the period, we launched the latest batch of apartment units at Yanlord Yangtze Riverbay Town (Phase 4) in Nanjing on 2 November 2016. With a company requirement for buyers to commit to an 80% downpayment of total value on the date of purchase, the project was sold out on the day of launch with approximately 920 buyers applying for the 214 units launched, garnering approximately RMB2.132 billion in pre-sales. Similarly, we also witnessed a strong take-up at our end October launch of apartment units in Yanlord Eastern Gardens in Shanghai, with sell-throughs of approximately 80.2% on the opening weekend, the project raised additional pre-sales of approximately RMB1.068 billion."

"Looking ahead, we remain confident about the long-term development of the PRC real estate sector. Capitalising upon our healthy pipeline of project launches in prime locations within the first and second tier cities of the PRC, we hope to further enhance our pre-sales accumulation efforts. Since the beginning of 2016, we have leveraged on our healthy financial position and strong sales collection to embark on various initiatives that will augment our landbank holdings. Ideally situated in prime locations within first and second tier cities, these sites will tap on

Yanlord's track record in the development of high-end international communities and are expected to contribute positively to our future growth and development.”

End

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 11 key high-growth cities within the five major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing, Suzhou and Nantong (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin and Tangshan; (iv) Pearl River Delta – Shenzhen, Zhuhai and Zhongshan; 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 2016 financial statement announcement and results presentation, please refer to the Group's website, www.yanlordland.com.