



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

UNAUDITED SECOND QUARTER AND HALF YEAR ENDED 30 JUNE 2017 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	6-8
1(b)(ii)	Aggregate Amount of Group's Borrowings and Debt Securities	9
1(c)	Unaudited Consolidated Statements of Cash Flows	10-12
1(d)	Unaudited Statements of Comprehensive Income	13-14
1(e)(i)	Unaudited Statements of Changes in Equity	15-20
1(e)(ii)(iii)(iv)(v)	Details of Any Changes in Company's Issued Share Capital	21-22
2&3	Audit Statement	23
4&5	Changes in Accounting Policies	23
6	Earnings per Share	24
7	Net Asset Value per Share	24
8	Review of Performance	25-28
9	Variance from Previous Forecast or Prospect Statement	28
10	Outlook and Prospects	28-29
11&12	Dividend	29
13	Interested Person Transactions Mandate	29
14	Confirmation of the Board of Directors	30
15	Undertakings under Rule 720(1)	30



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

UNAUDITED SECOND QUARTER AND HALF YEAR FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2017

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 2017

			%			%
	2Q 2017	2Q 2016	Change	1H 2017	1H 2016	Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Revenue	4,277,113	7,403,552	(42)	10,598,355	10,256,998	3
Cost of sales	(2,459,949)	(5,905,687)	(58)	(5,655,262)	(7,942,300)	(29)
Gross profit	1,817,164	1,497,865	21	4,943,093	2,314,698	114
Other operating income	104,020	36,381	186	172,834	220,422	(22)
Selling expenses	(67,426)	(78,923)	(15)	(149,123)	(172,344)	(13)
Administrative expenses	(170,337)	(122,555)	39	(371,795)	(283,118)	31
Other operating expenses	(5,240)	(2,227)	135	(5,883)	(3,972)	48
Finance cost	(155,263)	(110,988)	40	(268,660)	(188,129)	43
Share of loss of associates	(1,020)	-	NM	(2,590)	-	NM
Share of profit (loss) of joint ventures	8,278	(3,821)	NM	197,592	(9,779)	NM
Profit before income tax	1,530,176	1,215,732	26	4,515,468	1,877,778	140
Income tax	(882,416)	(715,298)	23	(2,399,967)	(977,523)	146
Profit for the period	647,760	500,434	29	2,115,501	900,255	135
Profit attributable to:						
Owners of the Company	462,451	323,946	43	1,396,565	584,085	139
Non-controlling interests	185,309	176,488	5	718,936	316,170	127
	647,760	500,434	29	2,115,501	900,255	135

NM: Not meaningful



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

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

	2Q 2017	2Q 2016	1H 2017	1H 2016
	RMB'000	RMB'000	RMB'000	RMB'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Depreciation expense	9,121	7,789	15,211	15,530
Fair value gain on investment properties	-	(48,639)	-	(48,639)
Fair value gain on held-for-trading investment	-	-	-	(5,967)
Finance cost	155,263	110,988	268,660	188,129
Interest income	(101,750)	(45,060)	(165,025)	(92,729)
Net loss (gain) on disposal of property, plant and equipment	63	(3,363)	(24)	(4,783)
Net gain on disposal of investment properties	(1,223)	(2,451)	(4,105)	(4,453)
Net loss on disposal of held-for-trading investment	-	937	-	937
Net foreign exchange loss (gain)	49,426	70,737	84,545	(49,062)

Revenue and cost of sales

In-line with the Group's delivery schedule in 2Q 2017, gross floor area ("GFA") delivered to customers in 2Q 2017 was lower than that of in 2Q 2016. Consequently, revenue of the Group decreased to RMB4.277 billion in 2Q 2017 from RMB7.404 billion in 2Q 2016. Average selling price ("ASP") per square metre ("sqm") of the Group remained stable in 2Q 2017 and 2Q 2016. In 1H 2017, the Group reported a 3.3% or RMB341 million increase in revenue to RMB10.598 billion from RMB10.257 billion in 1H 2016 supported by an increase in revenue from sales of car parks offsetting a decline in revenue from sales of residential units. The decrease in revenue from sales of residential units in 1H 2017 was primarily attributable to a decrease in GFA delivered to customers partly offset of an increase in ASP per sqm achieved by the Group in 1H 2017 over the same period in 2016. The lower GFA delivered in 1H 2017 was in-line with delivery schedule of the Group. The higher ASP per sqm in 1H 2017 was primarily due to a change in product mix composition including relatively higher-priced projects, such as Yanlord Yangtze Riverbay Town (Phase 4) (仁恒江湾城四期) in Nanjing, Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai and Yanlord Marina Centre – Section B (仁恒滨海中心 – B 标段) in Zhuhai, which collectively accounted for 57.6% of the Group's gross revenue on sales of properties in 1H 2017.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Cost of sales, which mainly included land, construction and capitalised borrowing costs, decreased, in-line with the lower GFA delivered in the current reporting periods, by RMB3.446 billion to RMB2.460 billion in 2Q 2017 and by RMB2.287 billion to RMB5.655 billion in 1H 2017 from RMB5.906 billion in 2Q 2016 and RMB7.942 billion in 1H 2016 respectively. The decrease in cost of sales in current reporting periods was also attributable to the change in composition of product mix to include relatively lower-cost projects namely, Yanlord Yangtze Riverbay Town (Phase 4) (仁恒江湾城四期) in Nanjing, Tang Yue Bay Gardens (棠悦湾花园) in Suzhou and Yanlord Riverbay (Phase 2) (仁恒滨河湾二期) in Chengdu, which in total accounted for 54.4% and 52.5% to the Group's gross revenue on sales of properties in 2Q 2017 and 1H 2017 respectively.

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.

Other operating income

Other operating income in 2Q 2017 and 1H 2017 included mainly interest income, while in last reporting periods it included mainly fair value gain on investment properties, net foreign exchange effect and interest income. Excluding the net foreign exchange effects in 2Q 2016 and 1H 2016, other operating income decreased by 2.9% to RMB104 million in 2Q 2017 from RMB107 million in 2Q 2016 and increased by 0.9% to RMB173 million in 1H 2017 from RMB171 million in 1H 2016. The interest income in current reporting periods generated mainly from interest-bearing bank deposits as well as non-trade amounts due from joint ventures, non-controlling shareholders of subsidiaries, associates and other parties.

Selling expenses

Selling expenses, which mainly included staff costs, advertising and promotion expenses, as well as intermediary agency fee, decreased by RMB11 million to RMB67 million in 2Q 2017 and by RMB23 million to RMB149 million in 1H 2017 as compared with the same periods in 2016. The decreases were mainly attributable to lower staff costs as a result of a decrease in sales bonus, lower advertising and promotion expenses as well as intermediary agency fee incurred in current reporting periods over the same periods in 2016.



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 loss. Excluding the net foreign exchange loss of RMB49 million in 2Q 2017 and RMB85 million in 1H 2017, administrative expenses remained stable at RMB121 million in 2Q 2017 as compared to RMB123 million in 2Q 2016, and recorded a mild increase of 1.5% to RMB287 million in 1H 2017 as compared to RMB283 million in 1H 2016. The net foreign exchange loss in current reporting periods arose mainly from quarter end conversion of foreign currency denominated monetary items against functional currency in certain entities of the Group and realised exchange difference arising from conversion of different monetary currencies in ordinary course of business.

Finance cost

Finance cost, net of capitalised interest, grew by RMB44 million to RMB155 million in 2Q 2017 from RMB111 million in 2Q 2016 and by RMB81 million to RMB269 billion in 1H 2017 from RMB188 million in 1H 2016 mainly due to increases in bank and other borrowings and senior notes. Certain interest expenses on those funding were charged to finance cost in the statements of profit or loss before the funds were utilised to finance property development projects. 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 profit (loss) of joint ventures

The Group recorded share of profit of joint ventures of RMB8 million in 2Q 2017 and RMB198 million in 1H 2017 as compared to share of loss of RMB4 million in 2Q 2016 and RMB10 million in 1H 2016 respectively. Share of profit of joint ventures in 2Q 2017 generated mainly on the delivery of residential properties in Tangshan Nanhu Eco-City (唐山南湖生态城) partly offset by share of operation expenses in other joint ventures projects. In 1H 2017, 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, was the main contributor to the Group's share of profit of joint ventures in 1H 2017.

Income tax

Income tax, which included statutory enterprise income tax, land appreciation tax and dividend withholding tax, grew by RMB167 million to RMB882 million in 2Q 2017 from RMB715 million in 2Q 2016 and by RMB1.422 billion to RMB2.400 billion in 1H 2017 from RMB978 million in 1H 2016, in-line with the increases in gross profit and profit before income tax in the current reporting periods over the same periods last year.



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 2017

	GROUP		COMPANY	
	30.06.2017 RMB'000 (Unaudited)	31.12.2016 RMB'000 (Audited)	30.06.2017 RMB'000 (Unaudited)	31.12.2016 RMB'000 (Audited)
ASSETS				
Non-current assets				
Property, plant and equipment	2,215,096	1,819,467	-	-
Investment properties	13,807,773	13,694,556	-	-
Properties for development	16,493,331	2,792,938	-	-
Investments in subsidiaries	-	-	2,532,020	2,473,274
Investments in associates	633,058	610,363	-	-
Investments in joint ventures	1,974,202	1,200,199	-	-
Other receivables	1,184,510	873,153	-	-
Non-trade amounts due from:				
Joint ventures	1,046,187	1,202,561	-	-
Non-controlling shareholders of subsidiaries	200,000	200,000	-	-
Available-for-sale investment	5,536	-	-	-
Intangible asset	812	613	-	-
Deferred tax assets	504,283	444,061	-	-
Total non-current assets	38,064,788	22,837,911	2,532,020	2,473,274
Current assets				
Inventories	83,724	73,020	-	-
Completed properties for sale	5,508,778	4,704,316	-	-
Properties under development for sale	34,915,891	38,214,800	-	-
Trade receivables	19,297	22,197	-	-
Other receivables and deposits	3,993,606	4,903,935	2	4
Non-trade amounts due from:				
Subsidiaries	-	-	12,091,876	14,139,634
Associates	1,243,531	1,176,327	-	-
Joint ventures	209,757	207,750	-	-
Non-controlling shareholders of subsidiaries	2,865,220	2,287,134	-	-
Other related parties	608	625	-	-
Income tax prepayment	1,825,744	916,334	-	-
Pledged bank deposits	39,366	520,680	-	-



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	GROUP		COMPANY	
	30.06.2017 RMB'000 (Unaudited)	31.12.2016 RMB'000 (Audited)	30.06.2017 RMB'000 (Unaudited)	31.12.2016 RMB'000 (Audited)
Cash and cash equivalents	16,090,208	17,583,383	64,237	21,902
Total current assets	66,795,730	70,610,501	12,156,115	14,161,540
Total assets	104,860,518	93,448,412	14,688,135	16,634,814

EQUITY AND LIABILITIES

Capital, reserves and non-controlling interests

Share capital	7,261,726	7,261,726	7,261,726	7,261,726
Reserves	13,388,990	13,785,068	211,830	(83,411)
Equity attributable to owners of the Company	20,650,716	21,046,794	7,473,556	7,178,315
Non-controlling interests	9,438,711	8,962,762	-	-
Total equity	30,089,427	30,009,556	7,473,556	7,178,315

Non-current liabilities

Bank and other borrowings				
– due after one year	25,187,926	12,438,479	639,107	922,254
Senior notes	3,015,443	-	-	-
Deferred tax liabilities	2,424,908	2,243,610	-	-
Non-trade amounts due to non-controlling shareholders of subsidiaries	936,127	337,127	-	-
Put liability to acquire non-controlling interests	1,421,698	1,421,698	-	-
Total non-current liabilities	32,986,102	16,440,914	639,107	922,254

Current liabilities

Bank and other borrowings				
– due within one year	6,281,936	8,311,176	367,698	495,221
Senior notes	-	1,916,309	-	1,916,309
Trade payables	6,877,039	7,926,994	-	-
Other payables	24,667,201	24,088,948	1,231	21,737
Non-trade amounts due to:				
Subsidiary	-	-	6,164,346	5,386,074
Joint ventures	568	365	-	-
Ultimate holding company	-	672,486	-	672,486
Directors	42,197	42,418	42,197	42,418
Non-controlling shareholders of subsidiaries	84,225	297,347	-	-



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	GROUP		COMPANY	
	30.06.2017	31.12.2016	30.06.2017	31.12.2016
	RMB'000	RMB'000	RMB'000	RMB'000
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Other related parties	38,869	47,630	-	-
Income tax payable	3,792,954	3,694,269	-	-
Total current liabilities	41,784,989	46,997,942	6,575,472	8,534,245
Total equity and liabilities	104,860,518	93,448,412	14,688,135	16,634,814



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

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

	GROUP	
	As at 30.06.2017	As at 31.12.2016
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Amount repayable in one year or less, or on demand:-		
Secured	3,261,950	3,612,220
Unsecured	3,019,986	7,287,195
Sub-total 1	6,281,936	10,899,415
Amount repayable after one year:-		
Secured	14,031,236	7,466,436
Unsecured	15,108,260	5,309,170
Sub-total 2	29,139,496	12,775,606
Total debt	35,421,432	23,675,021

Details of any collateral

Secured borrowings are generally secured by the property, plant and equipment, investment properties, properties for development, properties under development for sale and bank deposits.



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 2017

	2Q 2017	2Q 2016	1H 2017	1H 2016
	RMB'000	RMB'000	RMB'000	RMB'000
Operating activities				
Profit before income tax	1,530,176	1,215,732	4,515,468	1,877,778
Adjustments for:				
Depreciation expense	9,121	7,789	15,211	15,530
Fair value gain on investment properties	-	(48,639)	-	(48,639)
Fair value gain on held-for-trading investment	-	-	-	(5,967)
Finance cost	155,263	110,988	268,660	188,129
Interest income	(101,750)	(45,060)	(165,025)	(92,729)
Net loss (gain) on disposal of property, plant and equipment	63	(3,363)	(24)	(4,783)
Net gain on disposal of investment properties	(1,223)	(2,451)	(4,105)	(4,453)
Net loss on disposal of held-for-trading investment	-	937	-	937
Share of loss of associates	1,020	-	2,590	-
Share of (profit) loss of joint ventures	(8,278)	3,821	(197,592)	9,779
Operating cash flows before movements in working capital	1,584,392	1,239,754	4,435,183	1,935,582
Properties for development	(5,585,003)	(2,993,348)	(13,630,026)	(3,851,992)
Inventories	(3,982)	1,652	(10,592)	(7,376)
Completed properties for sale	1,659,550	2,267,232	3,617,337	4,237,435
Properties under development for sale	(334,432)	(25,464)	(387,837)	(741,758)
Trade and other receivables and deposits	(620,824)	(518,808)	935,932	(2,449,204)
Trade and other payables	2,679,952	1,738,596	(821,180)	6,284,665
Cash (used in) generated from operations	(620,347)	1,709,614	(5,861,183)	5,407,352
Interest paid	(631,301)	(423,511)	(1,132,819)	(721,400)
Income tax paid	(1,890,702)	(1,087,420)	(3,086,367)	(2,250,820)
Net cash (used in) from operating activities	(3,142,350)	198,683	(10,080,369)	2,435,132



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	2Q 2017	2Q 2016	1H 2017	1H 2016
	RMB'000	RMB'000	RMB'000	RMB'000
Investing activities				
Capital withdrawal by an associate	(33,888)	-	(33,888)	-
Investments in joint ventures	(600,000)	-	(600,000)	-
Interest received	72,791	45,957	111,703	79,930
(Increase) Decrease in pledged bank deposits	(257)	8,064	481,314	6,863
Proceeds on disposal of property, plant and equipment	44	4,277	2,001	8,136
Proceeds on disposal of investment properties	2,992	10,749	10,886	24,440
Proceeds on disposal of held-for-trading investment	-	24,374	-	24,374
Payment for property, plant and equipment	(232,539)	(75,276)	(412,673)	(95,298)
Payment for investment properties	(84,702)	(195,104)	(119,998)	(292,657)
Payment for intangible asset	-	-	(199)	-
Advance to associates	(37,415)	-	(58,601)	(24)
Advance to joint ventures	-	(621,500)	(3,457)	(621,500)
Repayment from joint ventures	185,474	864,873	196,500	855,882
Repayment from (Advance to) non-controlling shareholders of subsidiaries	104,299	(198,137)	(763,181)	(398,962)
Advance to a planned joint venture project	-	652,750	-	-
Net cash (used in) from investing activities	(623,201)	521,027	(1,189,593)	(408,816)
Financing activities				
Dividends paid	(415,855)	(141,836)	(415,855)	(141,836)
Dividends paid to non-controlling shareholders of subsidiaries	-	(337,451)	(75,439)	(535,063)
Net proceeds on issue of senior notes	-	-	3,085,026	-
Proceeds from bank and other borrowings	10,251,705	7,732,007	16,011,794	9,066,988
Repayment of bank and other borrowings	(710,639)	(1,579,408)	(4,993,561)	(4,979,598)
Purchase of treasury shares	-	-	(40,561)	-
Repurchase and redemption of senior notes	(1,974,600)	(4,514,269)	(1,974,600)	(4,514,269)
Advance from a joint venture	204	-	204	-
(Repayment to) Advance from directors	(230)	3,633	259	6,235
Repayment to ultimate holding company	-	-	(671,930)	-



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	2Q 2017	2Q 2016	1H 2017	1H 2016
	RMB'000	RMB'000	RMB'000	RMB'000
Advance from non-controlling shareholders of subsidiaries	596,433	1,363,138	1,228,483	1,373,127
Repayment to non-controlling shareholders of subsidiaries	(886,033)	(84,709)	(886,033)	(84,709)
Advance from (Repayment to) other related parties	10,494	7,299	(8,761)	20,198
Capital injection from a non-controlling shareholder of a subsidiary	-	70,000	-	70,000
Cash withdrawal by non-controlling shareholders of subsidiaries	(102,113)	(676,000)	(102,113)	(676,000)
Acquisition of non-controlling interest in a subsidiary	(300)	-	(1,412,119)	-
Disposal of partial interest in a subsidiary	-	-	12,000	-
Net cash from (used in) financing activities	6,769,066	1,842,404	9,756,794	(394,927)
Net increase (decrease) in cash and cash equivalents	3,003,515	2,562,114	(1,513,168)	1,631,389
Cash and cash equivalents at beginning of period	13,089,922	16,522,053	17,583,383	17,516,991
Effect of exchange rate changes on the balance of cash held in foreign currencies	(3,229)	(128,729)	19,993	(192,942)
Cash and cash equivalents at end of period	16,090,208	18,955,438	16,090,208	18,955,438



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 2017

	2Q 2017	2Q 2016	1H 2017	1H 2016
	RMB'000	RMB'000	RMB'000	RMB'000
Profit for the period	647,760	500,434	2,115,501	900,255
Other comprehensive income (expense):				
<u>Items that may be reclassified subsequently to</u>				
<u>profit or loss:</u>				
Currency translation difference	163,775	(110,682)	130,129	(238,857)
Cash flow hedge	-	6,033	-	36,361
Other comprehensive income (expense) for				
the period, net of tax	163,775	(104,649)	130,129	(202,496)
Total comprehensive income for the period	811,535	395,785	2,245,630	697,759
Total comprehensive income attributable to:				
Owners of the Company	626,226	219,297	1,526,694	381,589
Non-controlling interests	185,309	176,488	718,936	316,170
	811,535	395,785	2,245,630	697,759



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Company Statements of Comprehensive Income for the Period Ended 30 June 2017

	2Q 2017	2Q 2016	1H 2017	1H 2016
	RMB'000	RMB'000	RMB'000	RMB'000
Profit for the period	594,925	489,003	582,340	510,255
Other comprehensive (expense) income:				
<u>Items that may be reclassified subsequently to</u>				
<u>profit or loss:</u>				
Currency translation difference	(35,040)	214,064	169,317	506,660
Other comprehensive (expense) income for				
the period, net of tax	(35,040)	214,064	169,317	506,660
Total comprehensive income for the period	559,885	703,067	751,657	1,016,915
Total comprehensive income attributable to:				
Owners of the Company	559,885	703,067	751,657	1,016,915
Non-controlling interests	-	-	-	-
	559,885	703,067	751,657	1,016,915



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 2017

	Share capital	Treasury shares	Currency translation reserve	Statutory reserve	Merger deficit	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 2017	7,261,726	(47,006)	(689,689)	1,403,010	(1,834,019)	(1,758,997)	16,711,769	21,046,794	8,962,762	30,009,556
Total comprehensive income for the period:										
Profit for the period	-	-	-	-	-	-	934,114	934,114	533,627	1,467,741
Other comprehensive expense for the period	-	-	(33,646)	-	-	-	-	(33,646)	-	(33,646)
Total	-	-	(33,646)	-	-	-	934,114	900,468	533,627	1,434,095
Transactions with owners, recognised directly in equity:										
Change of interest in subsidiaries	-	-	-	-	-	(1,466,356)	-	(1,466,356)	(103,783)	(1,570,139)
Dividends declared to non-controlling shareholders	-	-	-	-	-	-	-	-	(37,091)	(37,091)
Repurchase of shares	-	(40,561)	-	-	-	-	-	(40,561)	-	(40,561)
Appropriations	-	-	-	38,913	-	-	(38,913)	-	-	-
Total	-	(40,561)	-	38,913	-	(1,466,356)	(38,913)	(1,506,917)	(140,874)	(1,647,791)
Balance at 31 March 2017	7,261,726	(87,567)	(723,335)	1,441,923	(1,834,019)	(3,225,353)	17,606,970	20,440,345	9,355,515	29,795,860



仁恒
YANLORD

YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	Share capital	Treasury shares	Currency translation reserve	Statutory reserve	Merger deficit	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	-	-	-	-	-	-	462,451	462,451	185,309	647,760
Other comprehensive income for the period	-	-	163,775	-	-	-	-	163,775	-	163,775
Total	-	-	163,775	-	-	-	462,451	626,226	185,309	811,535
Transactions with owners, recognised directly in equity:										
Capital withdrawal by a non-controlling shareholder										
	-	-	-	-	-	-	-	-	(102,113)	(102,113)
Dividends	-	-	-	-	-	-	(415,855)	(415,855)	-	(415,855)
Appropriations	-	-	-	31,724	-	-	(31,724)	-	-	-
Total	-	-	-	31,724	-	-	(447,579)	(415,855)	(102,113)	(517,968)
Balance at 30 June 2017	7,261,726	(87,567)	(559,560)	1,473,647	(1,834,019)	(3,225,353)	17,621,842	20,650,716	9,438,711	30,089,427



仁恒
YANLORD

YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

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:										
Non-controlling interest arising from acquisition of subsidiaries										
	-	-	-	-	-	-	-	-	70,000	70,000
Capital withdrawal by non-controlling shareholders										
	-	-	-	-	-	-	-	-	(676,000)	(676,000)
Dividends										
	-	-	-	-	-	-	(141,836)	(141,836)	-	(141,836)
Dividends 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



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Unaudited Company Statements of Changes in Equity for the Period Ended 30 June 2017

	Share capital RMB'000	Treasury shares RMB'000	Currency translation reserve RMB'000	Accumulated profits RMB'000	Total RMB'000
Balance at 1 January 2017	7,261,726	(47,006)	(246,993)	210,588	7,178,315
Total comprehensive income for the period:					
Loss for the period	-	-	-	(12,585)	(12,585)
Other comprehensive income for the period	-	-	204,357	-	204,357
Total	-	-	204,357	(12,585)	191,772
Repurchase of shares, representing total transaction with owners, recognised directly in equity	-	(40,561)	-	-	(40,561)
Balance at 31 March 2017	7,261,726	(87,567)	(42,636)	198,003	7,329,526
Total comprehensive income for the period:					
Profit for the period	-	-	-	594,925	594,925
Other comprehensive expense for the period	-	-	(35,040)	-	(35,040)
Total	-	-	(35,040)	594,925	559,885
Dividends, representing total transaction with owners, recognised directly in equity	-	-	-	(415,855)	(415,855)
Balance at 30 June 2017	7,261,726	(87,567)	(77,676)	377,073	7,473,556



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)

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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed 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

	Number of ordinary shares (including treasury shares)	Share capital (net of expenses) RMB'000
As at 1 April 2017 and 30 June 2017	1,948,736,476	7,261,726

Treasury Shares

During the period from 1 April 2017 to 30 June 2017, the Company did not repurchase any treasury shares (1 April 2016 to 30 June 2016: Nil). Treasury shares are presented as a component within equity attributable to owners of the Company.

The number of shares held as treasury shares against the total number of issued shares excluding treasury shares of the Company, as at the end of 30 June 2017 and as at the end of 30 June 2016 were as follows:

	Number of treasury shares	RMB'000
As at 30 June 2016	-	-



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

	Number of treasury shares	RMB'000
As at 1 April 2017 and 30 June 2017	12,164,200	87,567
		Percentage of aggregate number of treasury shares held against the total number of ordinary shares (excluding treasury shares)
As at 30 June 2016	1,948,736,476	-
As at 30 June 2017	1,936,572,276	0.6%

Subsidiary Holdings

There was no subsidiary holdings as at 30 June 2017 and 30 June 2016.

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.

	30.06.2017	31.12.2016
Total number of issued shares	1,948,736,476	1,948,736,476
Total number of treasury shares	(12,164,200)	(7,150,600)
Total number of issued shares (excluding treasury shares)	1,936,572,276	1,941,585,876

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

Not applicable.

1(e)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings 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 2017 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 2016, as well as all the applicable Singapore Financial Reporting Standards ("FRSs") which became effective for the financial year beginning on or after 1 January 2017.

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 2016 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 2017 (Unaudited)	2Q 2016 (Unaudited)	1H 2017 (Unaudited)	1H 2016 (Unaudited)
EPS based on Group's profit attributable to owners of the Company:				
(i) On the weighted average				
number of shares (RMB)	23.88 cents	16.62 cents	72.05 cents	29.97 cents
- Weighted average number of shares	1,936,572,276	1,948,736,476	1,938,392,937	1,948,736,476
(ii) On a fully diluted basis				
(RMB)	23.88 cents	16.62 cents	72.05 cents	29.97 cents
- Adjusted weighted average number of shares	1,936,572,276	1,948,736,476	1,938,392,937	1,948,736,476

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	
	30.06.2017 (Unaudited)	31.12.2016 (Unaudited)	30.06.2017 (Unaudited)	31.12.2016 (Unaudited)
Net asset value per share based on issued share capital at the end of the period / year (RMB)	10.66	10.84	3.86	3.70



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 2017 vs. 2Q 2016

In-line with the Group's delivery schedule, GFA delivered to customers declined by 50.9%. In tandem with the decline, revenue of the Group reported a decrease of 42.2% or RMB3.126 billion to RMB4.277 billion in 2Q 2017 as compared to RMB7.404 billion in 2Q 2016, partly offset by the increase in revenue from sales of car parks in 2Q 2017 over the same period last year. In 2Q 2017, over 60% of the Group's gross revenue from sales of properties was contributed by Suzhou, where 45.9% and 16.2% derived from the existing project in Tang Yue Bay Gardens (棠悦湾花园) as well as inaugural delivery in Yanlord Lakeview Bay – Land Parcel A1 (仁恒双湖湾 A1 地块) respectively. Other main contribution included Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, which accounted for 10.9% of the Group's gross revenue from sales of properties in 2Q 2017.

Despite the lower revenue reported, gross profit rose 21.3% or RMB319 million to RMB1.817 billion in 2Q 2017 as compared to RMB1.498 billion in 2Q 2016. The improved gross profit was mainly due to the change in product mix composition to include a large percentage of higher-profit-margin projects as well as the increase in revenue from sales of car parks in current reporting period over the same period last year. Hence, gross profit margin in 2Q 2017 grew 22.3 percentage points to 42.5% in 2Q 2017 from 20.2% in 2Q 2016.

In-line with the increase in gross profit and gross profit margin reported in 2Q 2017, profit before income tax increased by 25.9% or RMB314 million to RMB1.530 billion in 2Q 2017 from RMB1.216 billion in 2Q 2016, while profit before income tax margin grew by 19.4 percentage points to 35.8% in 2Q 2017 from 16.4% in 2Q 2016.

Consequently, the Group's profit for the period increased to RMB648 million in 2Q 2017 from RMB500 million in 2Q 2016, which represented an increase of 29.4% or RMB147 million. And, profit for the period margin reported a growth of 8.3 percentage points to 15.1% in 2Q 2017 as compared with 6.8% in 2Q 2016.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

1H 2017 vs. 1H 2016

Despite the Group recording a lower GFA delivered to customers in-line with its delivery schedule for 1H 2017, revenue of the Group increased 3.3% or RMB341 million to RMB10.598 billion in 1H 2017 as compared to RMB10.257 billion in 1H 2016 primarily attributable to higher revenue from sales of car parks in 1H 2017 over the same period in 2016. Revenue in 1H 2017 was mainly generated from projects in various cities of the People's Republic of China ("PRC") namely, Yanlord Yangtze Riverbay Town (Phase 4) (仁恒江湾城四期) in Nanjing, Yanlord Western Gardens (仁恒西郊雅苑) in Shanghai, Tang Yue Bay Gardens (棠悦湾花园) in Suzhou and Yanlord Marina Centre – Section B (仁恒滨海中心 – B 标段) in Zhuhai, which represented 27.9%, 19.9%, 18.8% and 9.8% of the Group's gross revenue on sales of properties in 1H 2017.

Gross profit reported a commendable increase of 113.6% or RMB2.628 billion to RMB4.943 billion in 1H 2017 as compared to RMB2.315 billion in 1H 2016 primarily due to the change in composition of product mix of the residential properties delivered to include a larger percentage of higher-gross-profit margin projects in 1H 2017 as compared to 1H 2016. Hence, gross profit margin surged 24.0 percentage points to 46.6% in 1H 2017 from 22.6% in 1H 2016.

As such, profit before income tax grew considerably by 140.5% or RMB2.638 billion to RMB4.515 billion in 1H 2017 from RMB1.878 billion in 1H 2016, and profit before income tax margin increased by 24.3 percentage points to 42.6% in 1H 2017 from 18.3% in 1H 2016.

Profit for the period also reported a significant growth of 135.0% or RMB1.215 billion to RMB2.116 billion in 1H 2017 as compared to RMB900 million in 1H 2016, while profit for the period margin reported a considerable increase of 11.2 percentage points to 20.0% in 1H 2017 from 8.8% in 1H 2016.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

- 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

Available-for-sale investment

Available-for-sale investment of RMB6 million represented investment in Wuhan Metropolis Project (武汉大都会项目).

Non-current liabilities

Senior Notes

Senior notes of RMB3.015 billion as at 30 June 2017 represented US\$450 million senior notes due in January 2022 issued by the Group in January 2017.

Current liabilities

Other payables

Other payables, which mainly included advances received from customers, increased by 2.4% or RMB578 million to RMB24.667 billion as at 30 June 2017 from RMB24.089 billion as at 31 December 2016 mainly due to an increase in pre-sales proceeds received from customers.

STATEMENTS OF CASH FLOWS

Net cash (used in) from operating activities

The Group recorded net cash used in operating activities of RMB3.142 billion in 2Q 2017 and RMB10.080 billion in 1H 2017 as compared to net cash from operating activities of RMB199 million in 2Q 2016 and RMB2.435 billion in 1H 2016 respectively. The net cash outflows in current reporting periods were mainly due to increase in landbank and resettlement payments partly offset by an increase in advances received from customers in 2Q 2017 and profit for the period in 1H 2017 respectively over the same periods last year. In 1Q 2017, the Group made a landbank payment for Nanjing No. 2016G84 Land (南京 No. 2016G84 地块), while in 2Q 2017 the Group incurred resettlement payment for an old district redevelopment project namely, Shanghai Yangpu District 81 and 83 Redevelopment Project (上海杨浦区 81、83 街坊旧区改造项目).



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

Net drawdown from bank and other borrowings

Net drawdown from bank and other borrowings increased to RMB9.541 billion in 2Q 2017 from RMB6.153 billion in 2Q 2016 and to RMB11.018 billion in 1H 2017 from RMB4.087 billion in 1H 2016, in-line with the Group's funding requirements for project investments and developments in current reporting periods as well as redemption of senior notes due in May 2017.

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

The PRC real estate sector grew steadily in 1H 2017 with total investment in real estate in 1H 2017 rising 8.5% to RMB5.061 trillion based on data compiled by the National Bureau of Statistics ("NBS") on 17 July 2017. Buoyed by demand for residential properties, prices for primary commodity housing within the top 70 cities rose approximately 9.4% in 1H 2017 based on the data released by NBS on 18 July 2017. First and second tier cities such as Shanghai, Nanjing and Tianjin posted steady gains in property prices rising 8.6%, 13.0% and 12.3% respectively compared to prices a year earlier based on the data released by NBS on 18 July 2017.

COMPANY OUTLOOK

The Group continues to witness steadfast buyer demand for its high-quality residential developments. As at 30 June 2017, the Group has received advances for pre-sale properties (recorded as "Other payables" in the statements of financial position), amounting to RMB23.217 billion, with an accumulated pre-sale amount of RMB27.849 billion.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

The Group will continue to deliver projects in accordance with its delivery schedule. This would include launching a new project and new batch of existing project in 3Q 2017 namely, Oasis New Island Gardens (Phase 3) (绿洲新岛花园三期) in Nanjing and Yanlord on the Park (仁恒世纪公寓) in Shanghai.

Outlook

Volatilities in the global financial markets coupled with policy headwinds arising from austerity measures introduced by the PRC central government may serve to slow the rapid growth of new land tender prices and help to maintain a stable and sustainable development of the property sector over the longer term. Capitalising on the stable economic development of the PRC, which saw GDP rising 6.9% in 1H 2017 based on the data released by NBS on 18 July 2017, 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.

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.



YANLORD LAND GROUP LIMITED

(Company Reg. No. 200601911K)

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 2017 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
14 August 2017