



Yanlord Land Group Limited

***PRESS RELEASE –YANLORD PARTNERS CONSORTIUM TO ACQUIRE TWO
TIANJIN LAND PARCELS FOR TOTAL CONSIDERATION OF RMB7.55
BILLION***

**YANLORD PARTNERS CONSORTIUM TO ACQUIRE TWO TIANJIN LAND PARCELS FOR TOTAL
CONSIDERATION OF RMB7.55 BILLION**

- Yanlord partners a consortium of developers to jointly acquire two land parcels in Bei Chen District, Tianjin with maximum allowable residential gross floor area (“GFA”) of 250,446 square metre (“sqm”) and 165,188 sqm for approximately RMB4.60 billion and RMB2.95 billion respectively.
- Ideally situated for prime integrated developments, the adjacent sites are well connected via key thoroughfares and stations from the city’s metro lines.

Singapore/Hong Kong – 9 April 2018 – Singapore Exchange 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 today that it has through its wholly-owned subsidiary, Nanjing Renyuan Investment Co., Ltd.⁽¹⁾ (“NJ RY”), acquired a 19.8% interest and a 16.5% interest in Tianjin Hefa Property Development Co., Ltd.⁽²⁾ (“Tianjin Hefa”) and Tianjin Lianzhan Property Development Co., Ltd.⁽³⁾ (“Tianjin Lianzhan”) respectively. Land parcels 189 and 188 were acquired through open tenders for approximately RMB4.60 billion and RMB2.95 billion respectively.

Tianjin Hefa has the development rights to an up to 250,446 sqm GFA development site (“Land Parcel 189”) in Bei Chen District, Tianjin, PRC, while Tianjin Lianzhan holds the development rights

¹ An unofficial English translation name of 南京仁远投资有限公司.

² An unofficial English translation name of 天津合发房地产开发有限公司.

³ An unofficial English translation name of 天津市联展房地产开发有限公司.

to another development site (“Land Parcel 188”) in the same district which has a maximum allowable GFA of 165,188 sqm.

Ideally situated, Land Parcel 188 and 189 are slated for mixed development and will include the provision of key amenities to residents including school from the pre-primary to secondary levels. In addition to a comprehensive and mature suite of lifestyle amenities such as hospitals, schools and shopping malls available to cater to their lifestyle needs, future residents will also enjoy excellent connectivity via key thoroughfares and the city’s metro line route 1 as well as the upcoming metro lines 4 and 8.

Tianjin Hefa, is a jointly held company between Capital (Tianjin) Property Management Limited⁽⁴⁾⁽⁵⁾, Beijing Fang Xing Yi City Properties Limited⁽⁶⁾, Tianjin Realty Development (Group) Co., Ltd.⁽⁷⁾⁽⁸⁾, Tianjin Zhao Sheng Real Estate Company⁽⁹⁾ and NJ RY. **Tianjin Lianzhan**, is a jointly held company between the same four property development companies with the addition of Tongxiang Anhao Investment Management Co., Ltd⁽¹⁰⁾.

Commenting on the latest acquisitions, Mr. Zhong Sheng Jian, Yanlord’s Chairman and Chief Executive Officer, said, “This latest acquisitions represent a continuation of our strategic initiative to further expand our footprint within the Bohai Rim. A key economic centre and one of China’s richest cities, Tianjin’s rapid pace of growth presents significant potential for the development of prime residential developments.”

“Nestled in the outer fringe of Tianjin’s city center, these projects are ideally situated for the development of a prime mixed-use development that will serve to further augment our business development. Capitalizing on our core competencies as well as the synergistic benefits from our

⁴ An unofficial English translation name of 首创（天津）置业管理有限公司.

⁵ An affiliate company of Beijing Capital Land Ltd..

⁶ An unofficial English translation name of 北京方兴亦城置业有限公司.

⁷ An unofficial English translation name of 天津市房地产发展（集团）股份有限公司.

⁸ An affiliate company of Tianjin Real Estate Group Co., Ltd..

⁹ An unofficial English translation name of 天津招胜房地产有限公司.

¹⁰ An unofficial English translation name of 桐乡市安豪投资管理有限公司.

partners, we believe these sites will complement our existing initiatives within the Tianjin real estate market and generate greater value for our stakeholders,” Mr Zhong added.

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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 PRC, 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 15 key high-growth cities within the six major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing, Suzhou, Hangzhou and Nantong; (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin, Tangshan and Jinan; (iv) Southern China – Shenzhen, Zhuhai and Zhongshan; (v) Hainan – Haikou and Sanya; and (vi) Central China – Wuhan.

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 Yanlord Land Group Limited, please refer to the Group's website, www.yanlordland.com