



Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

YANLORD ACHIEVES 100% SELLOUT WITH RMB3.165 BILLION PRE-SALES AT INAUGURAL LAUNCH OF POETIC VILLA IN SHANGHAI

Singapore/Hong Kong – 24 January 2022 – Yanlord Land Group Limited (Z25.SI) (“Yanlord” or the “Company” and together with its subsidiaries, the “Group”), a Singapore Exchange-listed 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”) and Singapore, today announced that it had achieved a 100% sellout at the inaugural launch of apartment units at Poetic Villa (荟雅华庭) in Shanghai, PRC.

Opening to strong response from the market on 20 January 2022, Yanlord sold out all the 514 apartment units during the inaugural launch of Poetic Villa (荟雅华庭) in Shanghai, garnering over RMB3.165 billion of pre-sales from a total gross floor area of 46,726 square metres (“sqm”) at an average selling price of RMB67,725 per sqm. The total contracted pre-sales derived from the recent two launches in Shanghai, namely Yanlord Arcadia (仁恒海上源) and Poetic Villa (荟雅华庭), amounted to approximately RMB7.183 billion.

Commenting on the successful launch of the apartment units, Yanlord’s Chairman and Chief Executive Officer, Mr. Zhong Sheng Jian, said, “We are heartened by the strong market support received by Poetic Villa in Shanghai which reflects the continued strong local upgrader demand in Shanghai. The recent two launches further underscore our continued confidence in the Shanghai real estate market and, capitalising on our track record and brand equity in quality residential development, we will seek to strategically deepen our footprint within the Yangtze River Delta.”

About Poetic Villa (荟雅华庭) in Shanghai, PRC

Nestled within Kangqiao, Pudong New District, benefiting from its excellent connectivity via planned thoroughfares running through the district, the site lies about 20 minutes drive from Pudong Qiantan International Business District and World Expo and rests about 30 minutes drive from Pudong International Airport. With a plot ratio of approximately 1.1 times, the rare low-density prime residential development site is developed into high-end international community. Future residents of the project will also benefit from a comprehensive and mature suite of business and lifestyle amenities to cater to their needs. It is a joint venture project with Huafa Industrial Co., Ltd. Zhuhai (珠海华发实业股份有限公司) (600325.SH), a China Shanghai A-share listed enterprise.

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Disclaimer

The information in this announcement is unaudited and is based solely on internal data of the Group. The information in this announcement may differ from information to be disclosed in the unaudited and audited consolidated financial statements of the Group to be announced by the Company on a semi-annual and annual basis, respectively. The information provided in this announcement is for reference only.

This announcement may also contain forward-looking statements that involve assumptions, risks and uncertainties. These forward-looking statements are based on the Group's current intentions, plans, expectations, assumptions and views about certain future events and are subject to risks, uncertainties and other factors, many of which are not within the Group's control. Actual future performance and outcomes of certain events and results may differ materially from the Group's current intentions, plans, expectations, assumptions and views about the future. Examples of these factors include, inter alia, general industry and economic conditions, interest rate movements, cost of capital and capital availability, changes in operating expenses such as employee wages and benefits, governmental and public policy changes, changes to laws and regulations, acts of god and the prevailing global COVID-19 pandemic. Accordingly, forward-looking statements are not, and should not be construed as a representation as to the future performance of the Group. The past performance of the Group is not indicative of future performance as well.

While the Group has taken reasonable care to ensure the accuracy and completeness of the information provided in this announcement, neither the Group nor any of its affiliates, advisers or representatives shall be liable (in negligence or otherwise) for any loss or damage of any kind (whether direct, indirect or consequential losses or other economic loss of any kind) suffered due to any omission, error, inaccuracy, incompleteness, or otherwise, any reliance on such information contained in this announcement.

Shareholders, investors and potential investors are cautioned not to place undue reliance on the information contained in this announcement which is unaudited and is based solely on internal data of the Group and the forward-looking statements, which are based on current view of the Group on future events. Shareholders, investors and potential investors should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.



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About Yanlord:

Yanlord is a real estate developer focusing on developing high-end fully-fitted residential, commercial and integrated property projects in strategically selected key and high-growth cities in the PRC and Singapore. Yanlord has been listed on the Mainboard of the Singapore Exchange since June 2006. As at 30 June 2021, the Group's total asset was approximately RMB156.020 billion.

Since Yanlord's foray into the PRC property market in 1993, it has successfully developed a number of large-scale residential property developments with international communities of residents. Building on its established track record for developing high-end residential property developments in prime locations within affluent cities of the PRC, the "Yanlord" name has been developed into a premium brand synonymous with quality within the property development industry of the PRC. Typically, Yanlord's residential property developments are characterised by large-scale, multi-phased projects designed and built by international architects, leading designers and reputable contractors. Currently, the Group has an established presence in 19 key high-growth cities within the six major economic regions of the PRC, namely:

- Yangtze River Delta – Shanghai, Nanjing, Suzhou, Hangzhou, Nantong, Yancheng, Taicang and Wuxi;
- Western China – Chengdu;
- Bohai Rim – Tianjin, Tangshan, Jinan and Shenyang;
- Greater Bay Area – Shenzhen, Zhuhai and Zhongshan;
- Hainan – Haikou and Sanya; and
- Central China – Wuhan.

In Singapore, Yanlord currently has two residential projects under development, namely Leedon Green and Dairy Farm Residences.

Since 2003, Yanlord has been developing high-quality commercial and integrated properties for long-term investment purpose, such as shopping malls, offices, serviced apartments and hotels. Currently, Yanlord holds a portfolio of core completed investment and hotel properties, including Yanlord Landmark and Hengye International Plaza in Chengdu; Yanlord Riverside Plaza in Tianjin; Yanlord Marina Centre in Zhuhai; Crowne Plaza Sanya Haitang Bay Resort in Sanya; and Yanlord International Apartments, Tower A and Yanlord Landmark in Nanjing, in the PRC. Through the acquisition of then another Singapore Exchange-listed company – United Engineers Limited, the Group holds a high-quality investment property portfolio and hotels in Singapore, including UE BizHub CITY (including Park Avenue Clemenceau), UE BizHub TOWER, UE BizHub WEST, Rochester Mall and Park Avenue Rochester and Park Avenue Robertson. These projects are generating a growing rental income and increase the asset value for the Group.



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More information about Yanlord can be found on its corporate website at www.yanlordland.com.

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