



Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

UNAUDITED KEY OPERATING FIGURES FOR NOVEMBER 2022

Singapore/Hong Kong – 7 December 2022 – Yanlord Land Group Limited (Z25.SI) (“Yanlord” or “Company” and together with its subsidiaries, “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 the unaudited key operating figures of (i) the Group together with its joint ventures and associates; and (ii) other property development projects under the Group’s project management business bearing the “Yanlord” brand name, for the month of November 2022 and for the eleven months ended 30 November 2022.

- In November 2022, the Group together with its joint ventures and associates’ total contracted pre-sales from residential and commercial units, and car parks amounted to approximately RMB3.824 billion on contracted gross floor area (“GFA”) of 112,874 square metres (“sqm”), a decrease of 58.9% and 50.8% respectively compared to the corresponding period of 2021.
- For the eleven months ended 30 November 2022, the Group together with its joint ventures and associates’ total contracted pre-sales from residential and commercial units, and car parks was approximately RMB61.967 billion on contracted GFA of 1,242,108 sqm, an increase of 23.0% and a decrease of 19.7% respectively compared to the corresponding period of 2021.
- In addition, a total of approximately RMB3.212 billion of subscription sales of the Group together with its joint ventures and associates was recorded as at 30 November 2022 and is expected to be subsequently turned into property contracted pre-sales in the following months.
- In November 2022, the total contracted pre-sales of other property development projects under the Group’s project management business bearing the “Yanlord” brand name was approximately RMB4.128 billion on contracted GFA of 42,836 sqm.
- For the eleven months ended 30 November 2022, the total contracted pre-sales of other property development projects under the Group’s project management business bearing the “Yanlord” brand name was approximately RMB9.430 billion on contracted GFA of 170,328 sqm.



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Details as below:

Period	Contracted Pre-sales (RMB billion)	YoY ¹ Change	Total Contracted GFA (sqm)	YoY ¹ Change
Contracted pre-sales of the Group together with its joint ventures and associates				
Month of November 2022	3.824	(58.9)%	112,874	(50.8)%
Month of November 2021	9.308		229,536	
Eleven months ended 30 November 2022	61.967	23.0%	1,242,108	(19.7)%
Eleven months ended 30 November 2021	50.370		1,545,897	
Subscription sales of the Group together with its joint ventures and associates yet to be turned into property contracted pre-sales				
As at 30 November 2022	RMB3.212 billion			
Contracted pre-sales of other property development projects under the Group's project management business bearing the "Yanlord" brand name				
Month of November 2022	4.128	28.2%	42,836	(10.3)%
Month of November 2021	3.221		47,741	
Eleven months ended 30 November 2022	9.430	(44.2)%	170,328	(51.1)%
Eleven months ended 30 November 2021	16.885		348,452	

The following five cities were key contributors to contracted pre-sales of the Group together with its joint ventures and associates, and of other property development projects under the Group's project management business bearing the "Yanlord" brand name, for the eleven months ended 30 November 2022:

City	Contracted pre-sales of the Group together with its joint ventures and associates (RMB billion)	Contribution (%)	Contracted pre-sales of other property development projects under the Group's project management business bearing the "Yanlord" brand name (RMB billion)	Contribution (%)
Shanghai	34.829	56.2%	5.055	53.6%
Suzhou	7.715	12.5%	2.158	22.9%
Wuxi	2.988	4.8%	-	-
Singapore	2.952	4.8%	-	-
Tianjin	2.233	3.6%	-	-

The aggregate contracted pre-sales in these five cities of approximately RMB50.717 billion, accounted for approximately 81.9% of the total property contracted pre-sales of the Group together with its joint ventures and associates for the eleven months ended 30 November 2022.

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¹ Year-over-year (YoY)



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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. 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 2022, the Group's total asset was approximately RMB168.953 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 20 key high-growth cities within the six major economic regions of the PRC, namely:

- Yangtze River Delta – Shanghai, Nanjing, Suzhou, Hangzhou, Nantong, Yancheng, Taicang, Wuxi and Yangzhou;
- 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 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.

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



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