



Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

YANLORD REPORTS PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY OF RMB379 MILLION FOR 1H 2025

- The Group's revenue for 1H 2025 was RMB9.286 billion, a decrease of 53.5% compared to 1H 2024
- The Group's gross profit increased by 14.7% to RMB3.003 billion in 1H 2025, with gross profit margin rising by 19.2 percentage points to 32.3% compared to 13.1% in 1H 2024
- The Group reported a profit for the period of RMB545 million in 1H 2025, reversing a loss of RMB421 million in 1H 2024, and recorded a profit attributable to owners of the Company of RMB379 million in 1H 2025 compared to a loss of RMB486 million in 1H 2024
- The Group, together with its joint ventures and associates, recorded total contracted pre-sales from residential, commercial units and car parks of approximately RMB8.613 billion on a total contracted GFA of 346,676 sqm in 1H 2025, representing year-on-year decreases of 16.4% and 26.7% respectively compared to 1H 2024. The average selling price for 1H 2025 was RMB24,845 per sqm, representing an increase of 14.1% compared to 1H 2024
- As at June 30, 2025, the Group's total debt remained stable at RMB26.165 billion, with cash and cash equivalents of RMB8.358 billion and total assets of RMB104.824 billion

Singapore / Hong Kong – August 14 , 2025 – 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 its unaudited condensed financial statements for the six months ended June 30, 2025 ("1H 2025").

The Group's revenue for 1H 2025 decreased by 53.5% year-on-year to RMB9.286 billion, compared to the six months ended June 30, 2024 ("1H 2024"). Income from property development decreased by 59.9% to RMB7.012 billion in 1H 2025, primarily due to a decrease in gross floor area ("GFA") delivered to customers during the period under review. In 1H 2025, the Group delivered two projects, namely, Yanlord Four Seasons The Park 3 (四季雅园) in Shenzhen and Yanlord Central Lake (Phase 3) (仁恒时代天镜, 三期) in Taicang, which collectively accounted for 79.8% of the Group's gross revenue from property sales during the period. Income from property investment and hotel operations increased by 7.5% to RMB961 million and property management increased by 6.4% to RMB629 million, while other segments decreased by 30.1% to RMB685 million, in 1H 2025, all compared to 1H 2024.

The Group's gross profit increased by 14.7% to RMB3.003 billion in 1H 2025, from RMB2.619 billion in 1H 2024. The gross profit margin increased by 19.2 percentage points to 32.3% in 1H 2025 from 13.1% in 1H 2024, primarily attributable to a shift in the product mix of properties delivered and a reduction in write-down of completed properties for sale and properties under development for sale in 1H 2025.

The Group reported a profit for the period of RMB545 million in 1H 2025, reversing a loss of RMB421 million in 1H 2024, mainly driven by higher gross profit as well as reductions in net impairment losses on financial assets and finance costs. As a result, the Group reported a profit attributable to owners of the Company of RMB379 million in 1H 2025.



Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

Property Contracted Pre-sales for 1H 2025

The Group, together with its joint ventures and associates, recorded total contracted pre-sales from residential, commercial units and car parks of approximately RMB8.613 billion on a total contracted gross floor area ("GFA") of 346,676 square metres ("sqm"), representing a decrease of 16.4% and 26.7% respectively, compared to 1H 2024. The average selling price for 1H2025 was RMB24,845 per sqm, representing an increase of 14.1% compared to 1H 2024, mainly driven by a shift in the product mix of pre-sold properties during the period.

RMB23.692 billion of Accumulated Property Contracted Pre-Sales Pending Recognition

As at June 30, 2025, the Group together with its joint ventures and associates reported accumulated property contracted pre-sales of RMB23.692 billion on a total GFA of approximately 0.9 million sqm, pending revenue recognition in the second half of the financial year ending December 31, 2025 and beyond.

Prudent Financial Management, Total Debt Remained stable with Lower Average Cost of Borrowings

As at June 30, 2025, the Group's total debt remained stable at RMB26.165 billion, compared to the previous financial year-end. Cash and cash equivalents stood at RMB8.358 billion. The net gearing ratio increased by 4.7 percentage points to 46.0% as at June 30, 2025. In 1H 2025, average cost of borrowing decreased by 0.7 percentage points to 4.4% in 1H 2025 from 5.1% in 1H 2024. Interest paid by the Group also decreased by 37.0% to RMB535 million in 1H 2025, compared to RMB849 million in 1H 2024. As at June 30, 2025, the Group held total assets of RMB104.824 billion.

Commenting on the Group's performance and industry outlook, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "According to published statistics, national property investment, primary property sales value and sales area in the PRC continued to decline year-on-year in 1H 2025, though the pace of decline has moderated. Following over three years of market adjustments, the market is showing early signs of stabilisation. The Group reported a turnaround to profitability in 1H 2025, with profit attributable to owners of the Company amounting to RMB379 million. This was mainly driven by the higher gross profit margins of certain development projects delivered during the period. Amid continued macroeconomic uncertainty, the Group remains committed to navigating current market challenges and maintaining steady operations through an optimised management system to consolidate its business performance gains, with prudent financial discipline."

– End –



Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

Disclaimer

This press release may 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 epidemic or 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 press release, 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 press release.

Shareholders, investors and potential investors are cautioned not to place undue reliance on these 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.



Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

About Yanlord:

Yanlord is a real estate developer focusing on developing high-end, fully-fitted residential, commercial and integrated property projects across 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.

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 become synonymous with quality, establishing itself as a premium brand within the property development industry in 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, Yanlord has an established presence in over 20 key high-growth cities across the six major economic regions of the PRC. In Singapore, developments of Leedon Green and Dairy Farm Residences have been completed, with another residential project, Hillock Green, currently under development.

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; Yanlord Landmark in Nanjing; Yanlord Reverie Plaza in Shenzhen; Cangjie Commercial Plaza in Suzhou; Orchard Summer Palace in Shenyang; and various Yanlord Lane community retail outlets across multiple cities in the PRC. In Singapore, the Group holds a high-quality investment property portfolio and hotels, 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 serve as long-term investments for the Group.

More information about Yanlord can be found on the Company's corporate website at www.yanlordland.com.

Analysts & Media Contact:

Michelle Sze Head of Investor Relations Yanlord Land Group Limited Phone: (852) 2861 0608 Michelle.sze@yanlord.com.hk	Emma Xu Investor Relations and Corporate Communication Executive Yanlord Land Group Limited Phone: (65) 6336 2922 Emma.xu@yanlord.com.sg
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------