



仁恒
YANLORD

YANLORD LAND GROUP LIMITED

(Incorporated with limited liability in the Republic of Singapore)
(Registration Number: 200601911K)

SALES OF PROPERTY UNITS

Yanlord Land Group Limited (“Company” and together with its subsidiaries, “Group”) wishes to announce that below six property units developed by the Group were sold to the relatives of Mr. Zhong Sheng Jian, the Chairman and Chief Executive Officer (“CEO”) of the Company (“Transactions”). The details of the Transactions are set out below:-

No.	Name of Seller	Name of Purchaser	Name of Project and Unit Number	Consideration of the Property Unit (RMB)	Discount Given
1	Zhuhai Yanlord Heyou Land Co., Ltd. (珠海仁恒和由置地有限公司), a subsidiary of the Company	Mr. Zhong Hai Sheng, nephew of the Chairman and CEO	Zhuhai Yanlord Marina Peninsula Gardens (Phase 1), Land Parcel D5, Block 4, Room 1601	2,684,099	Nil
2	Zhuhai Yanlord Heyou Land Co., Ltd. (珠海仁恒和由置地有限公司), a subsidiary of the Company	Mr. Zhong Hai Sheng, nephew of the Chairman and CEO	Zhuhai Yanlord Marina Peninsula Gardens (Phase 1), Land Parcel D5, Block 4, Room 1602	2,828,992	Nil
3	Nanjing Yanlord Jiangzhou Property Development Co., Ltd. ¹ (南京仁恒江洲房地产开发有限公司), a subsidiary of the Company	Mr. Zhong Hai Sheng, nephew of the Chairman and CEO	Nanjing Oasis New Island Gardens (Phase 1), Block 3, Unit 1, Room 504	3,390,094	Nil
4	Zhuhai Yanlord Industrial Ltd. (珠海仁恒实业有限公司), a subsidiary of the Company	Mr. Zhong Ming, son of the Chairman and CEO	Zhuhai Yanlord Marina Centre – Section B, Block 1, Unit 2, Room 2601	42,636,244	Nil
5	Nanjing Yanlord Real Estate Co., Ltd. (南京仁恒置业有限公司), a subsidiary of the Company	Mr. Zhong Hai Sheng, nephew of the Chairman and CEO	Nanjing Yanlord Yangtze Riverbay Town (Phase 4), Block 3, Room 1601	14,040,397	3%
6	Tianjin Yanlord Haihe Development Co., Ltd. ² (天津仁恒海河开发有限公司), a subsidiary of the Company	Mr. Zheng Hong Tu, nephew of the Chairman and CEO	Tianjin Yanlord Riverside Gardens (Phase 2), No.14, Unit 1, Room 2001	4,296,325	5%

The consideration for transaction no. 1, 2, 3, and 4 above were computed based on the market prices of the respective projects offered to the general public. The consideration for transaction no. 5 and 6 above were computed based on a 3% and 5% discount of the respective market prices offered to unrelated purchasers at the relevant inaugural launches of the project or batch in Nanjing and Tianjin.

Mr. Zhong Hai Sheng is a relative to the owner of one of the Group's suppliers namely, Nanjing Rensheng Decoration Construction Co., Ltd.³ (南京仁生装饰工程有限公司) ("Nanjing Rensheng") which provides decoration services to the Group for more than 10 years. The discount granted to Mr. Zhong Hai Sheng for transaction no. 5 above was derived taking into consideration the long-term relationship of the Group with this supplier and also of the Group's practice of providing a discount of 1% to 2% to other unrelated suppliers.

Mr. Zheng Hong Tu is employed as the operations manager of Yanlord Development (Tianjin) Co., Ltd. (仁恒发展(天津)有限公司), a wholly-owned subsidiary of the Company. The discount granted to Mr. Zheng Hong Tu for transaction no. 6 above is in accordance with an existing employee scheme whereby employees within the Group, upon fulfilling certain conditions, are entitled to a discount of up to 5% off the market price of the Group's property units.

Save as disclosed herein, other terms of the Transactions are the same as those offered to unrelated purchasers at the inaugural launches of respective projects in Zhuhai, Nanjing and Tianjin.

The Audit Committee and the Board of Directors ("Board") have reviewed and approved the Transactions, and are satisfied that the terms of the Transactions are fair and reasonable and are not prejudicial to the interests of the Company and its minority shareholders.

Mr. Zhong Sheng Jian has abstained from voting on the Board's review and approval of the Transactions.

Submitted by:

Zhong Sheng Jian
Chairman and Chief Executive Officer

30 December 2015

¹ An unofficial English translation name of 南京仁恒江洲房地产开发有限公司.

² An unofficial English translation name of 天津仁恒海河开发有限公司.

³ An unofficial English translation name of 南京仁生装饰工程有限公司.