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YANLORD

YANLORD LAND GROUP LIMITED

仁恒置地集团有限公司

Annual General Meeting

29 April 2021 at 2.00 p.m.





Chairman's Address and Quorum

Dear valued Shareholders,

Good afternoon and welcome to the 2021 Annual General Meeting (“2021 AGM”) of Yanlord Land Group Limited.

Considering the health and safety of Shareholders and to keep COVID-19 transmission risks to a minimum, the 2021 AGM is being conducted through live audio-visual webcast and live audio-only streaming in accordance with the prescribed alternative arrangements.

I hereby acknowledge that Shareholders who are participating at this meeting through live audio-visual webcast or live audio-only streaming, and whose attendance have been verified by the Share Registrar, are being present at the 2021 AGM by electronic means.

The Notice of Annual General Meeting dated 25 March 2021, which has been published for the requisite period, shall be taken as read.

The Company has announced via SGXNET its response to questions raised by a Shareholder and the Securities Investors Association (Singapore) on 27 April 2021. No real-time electronic communications facilities will be provided at the 2021 AGM.

The requisite quorum is present and I shall now call the 2021 AGM to order.

The Head of Investor Relations shall provide you an overview of the Group's key business and financial performance for the financial year ended 31 December 2020, as well as the outlook for the Group.

The Company Secretary shall lead you through the proceedings of the 2021 AGM.



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Key Achievements in FY 2020



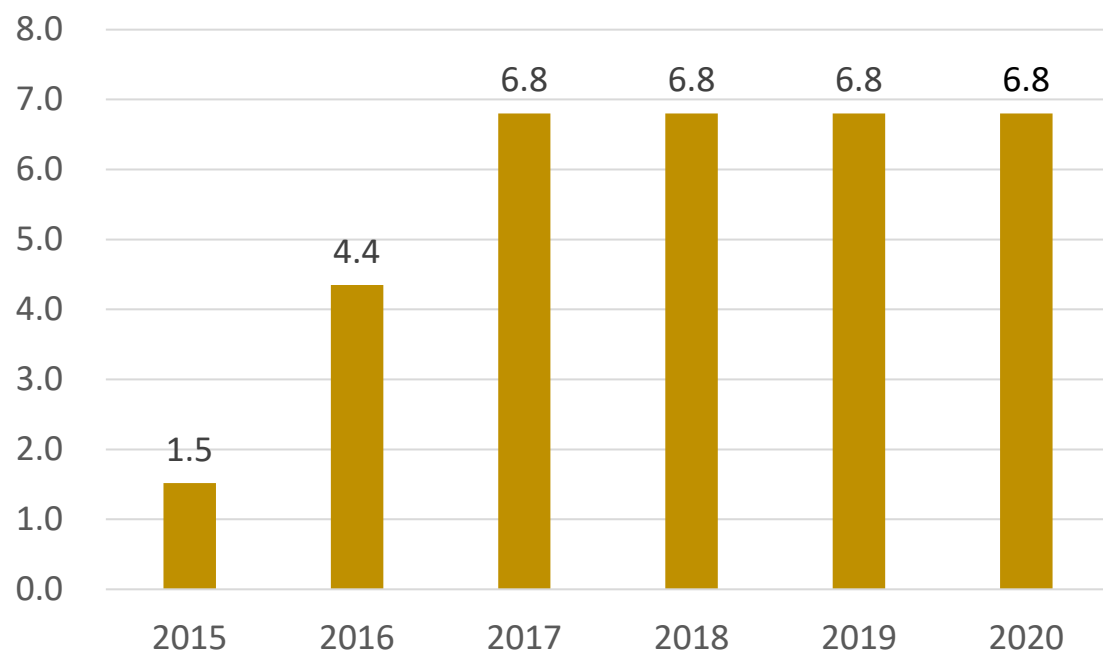
Key Achievements in FY 2020

- In the financial year ended 31 December 2020 (“FY 2020”), Yanlord Land Group Limited (“Company” and together with its subsidiaries, “Group”) recorded a revenue of RMB23.918 billion, an increase of 28.1% over the financial year ended 31 December 2019 (“FY 2019”), of which, RMB20.960 billion was contributed from property development, RMB1.139 billion from property investment and hotel operations, RMB813 million from property management and the remaining RMB1.006 billion from other segment, representing an increase of 24.9%, 24.6%, 18.4% and 260.7% compared to FY 2019, respectively;
- Profit attributable to owners of the Company for FY 2020 was RMB2.592 billion, a decrease of 22.6% compared to FY 2019, mainly due to net effect from absence of gain on bargain purchase and loss on remeasurement of retained interests in associates and joint ventures, and lower fair value gain on investment properties in FY 2020;
- Demand for Yanlord’s high-quality developments continued to be supported by a healthy home buyers base amidst the COVID-19 pandemic. Property contracted pre-sales of the Group together with its joint ventures and associates reached RMB78.455 billion in FY 2020, an increase of 40.8% compared to FY 2019;
- As at 31 December 2020, the Group together with its joint ventures and associates recorded an accumulated property contracted pre-sales of RMB106.452 billion on a total gross floor area (“GFA”) of approximately 3.1 million square metres (“sqm”), pending recognition in the first half of 2021 (“1H 2021”) and beyond;
- The Group continued to maintain a healthy financial position. Benefiting from the strong property contracted pre-sales with high collection ratio achieved in FY 2020, the Group’s cash and cash equivalents as at 31 December 2020 was RMB17.200 billion, an increase of 24.5% compared to the year end of 2019; and
- Net gearing ratio of the Group as at 31 December 2020, was 63.2%, a decrease of 16.8 percentage points compared to the year end of 2019.

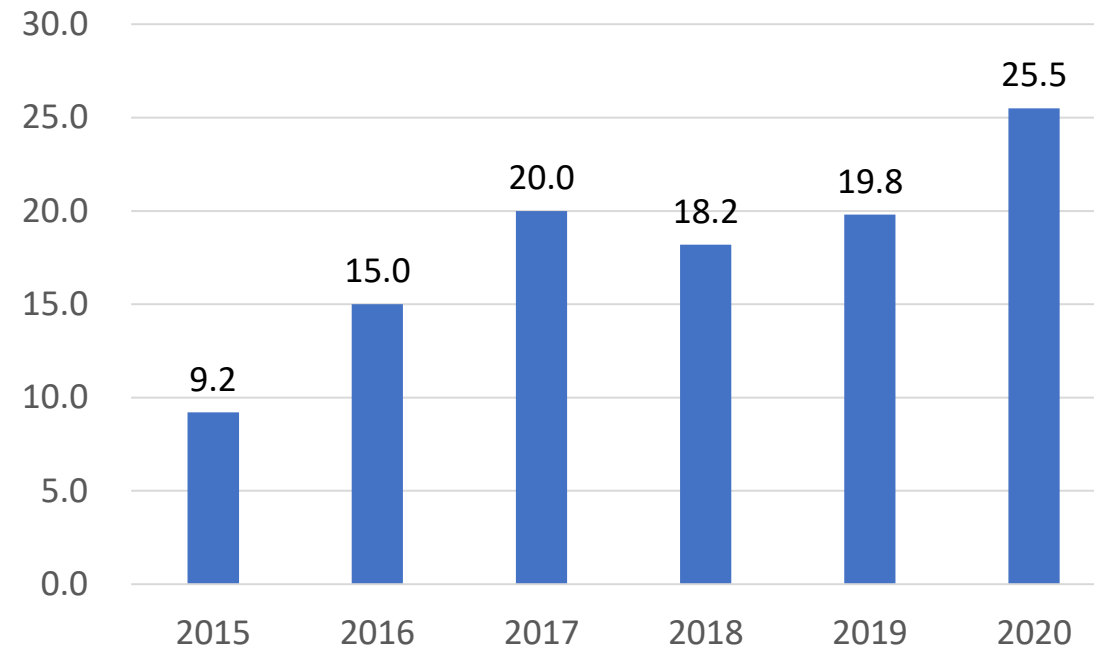
Dividend Payout



Dividend Per Share¹ (SGD cents)



Dividend Payout Ratio (%)



- The Board of Directors of the Company proposed the payment of a final tax-exempt dividend of 6.80 Singapore cents (equivalent to approximately 34.19 Renminbi cents) per ordinary share in respect of FY 2020, representing a dividend payout ratio of 25.5% of FY 2020 profit attributable to owners of the Company.

Note:

1. Based on adjusted weighted average number of shares on a fully diluted basis



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Key Financial Highlights



Statement of Profit or Loss



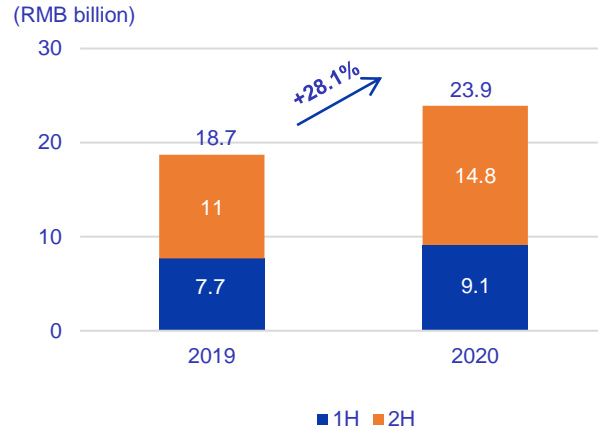
(RMB million)	FY 2020	FY 2019	% Change
Revenue	23,918.1	18,666.4	28.1
Cost of sales	(15,210.0)	(10,982.7)	38.5
Gross profit	8,708.1	7,683.6	13.3
Gross profit margin (%)	36.4%	41.2%	(4.8 ppt)
Other operating income and other gains	1,060.1	1,898.5	(44.2)
Fair value gain on investment properties	1,119.6	1,876.5	(40.3)
Selling expenses	(630.3)	(574.5)	9.7
Administrative expenses	1,233.4	1,145.4	7.7
Other operating expenses	(18.0)	(11.0)	63.6
Finance cost	(1,540.9)	(1,275.8)	20.8
Share of (loss) profit of associates	(18.1)	73.7	NM ²
Share of profit of joint ventures	37.6	269.5	(86.0)
Profit before income tax	7,484.7	8,795.1	(14.9)
Income tax	(3,832.3)	(3,607.0)	6.32
Profit for the year	3,652.4	5,188.1	(29.6)
Profit attributable to owners of the Company	2,591.9	3,350.5	(22.6)
Basic earnings per share¹ (RMB cents)	134.19	173.46	(22.6)

Notes:

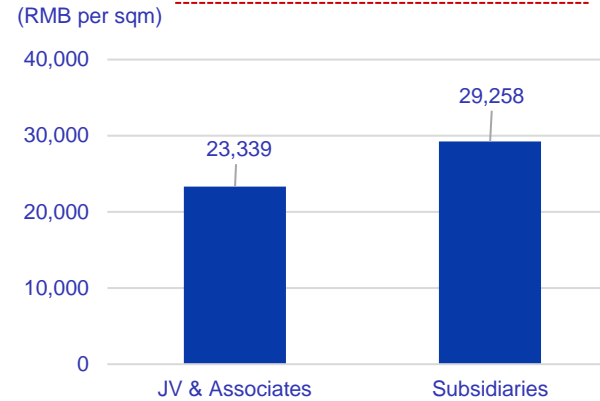
1. Based on adjusted weighted average number of shares on a fully diluted basis
2. Not meaningful due to the insignificant amount for comparison

Revenue and Property Sales Recognition Analysis

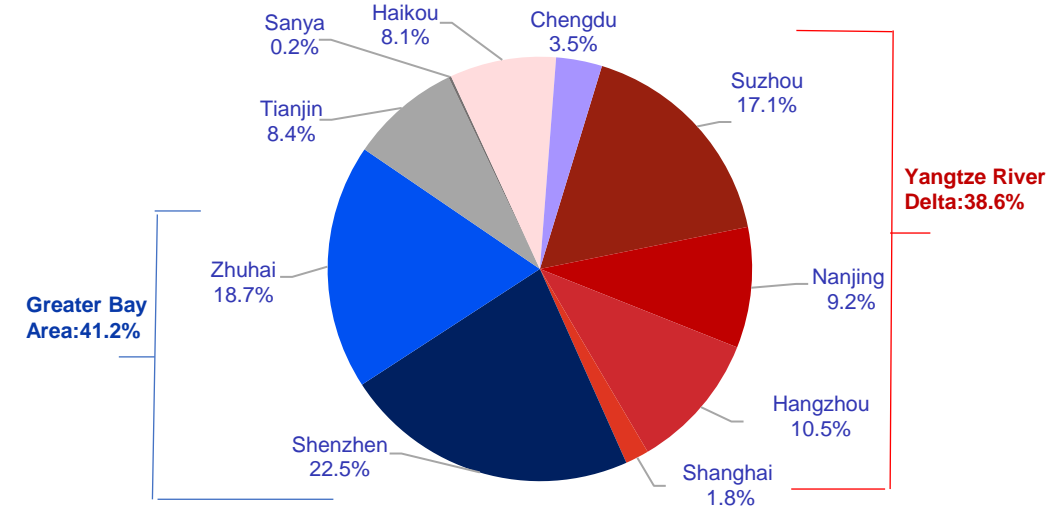
Revenue of the Group 1H vs. 2H



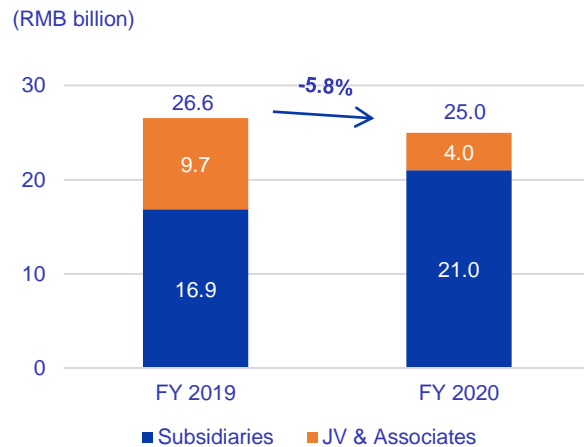
Recognised Property Sales Average Selling Price² ("ASP") FY 2020



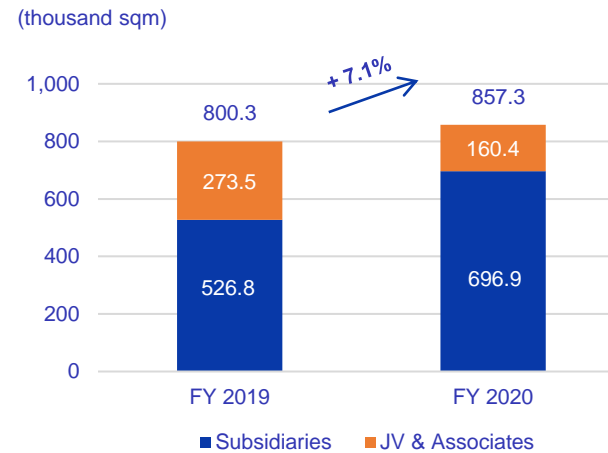
Distribution of Property Sales Recognition in FY 2020



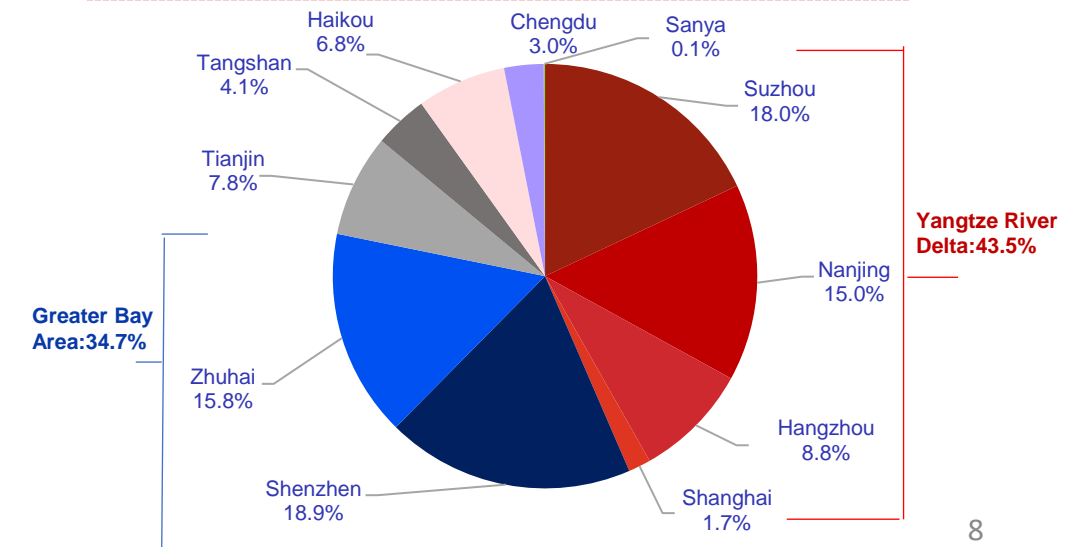
Recognised Property Sales¹ FY 2019 vs FY 2020



Recognised Property Sales - GFA² FY 2019 vs FY 2020



Distribution of Property Sales Recognition (including JV & Associates) in FY 2020



Notes:
1: Including car parks
2: Excluding car parks

Property Sales Delivered Contribution Analysis in FY 2020

Major Projects (Top 10) delivered by the Group together with its Joint Ventures and Associates in FY 2020	City	GFA (sqm)	ASP (RMB/sqm)	Gross Sale Amount (RMB million)
Yanlord Four Seasons Gardens 仁恒四季园	Shenzhen	60,195	46,345	2,789.8
Yanlord Marina Peninsula Gardens (Phase 3) 仁恒滨海半岛花园三期	Zhuhai	90,920	27,834	2,530.6
Hangzhou Bayfront Isle (Phase 1) 前湾一期	Hangzhou	77,411	26,981	2,008.6
Yanlord Reverie Apartments 仁恒梦公寓	Shenzhen	63,553	30,637	1,947.1
Yanlord Majestic Mansion 仁恒海和院	Tianjin	86,087	19,750	1,700.2
Yanlord Begonia Park (Phase 1) 仁恒海棠公园一期	Haikou	97,620	15,877	1,550.0
Yanlord Riverbay (Phase 1 and 2) 江湾雅园一及二期	Suzhou	53,657	32,531	1,745.6
Canal Times 运河时代花园	Suzhou	45,388	34,952	1,586.4
The Park Mansion 公园世纪苑	Nanjing	42,389	36,215	1,535.1
Yanlord Marina Centre - Section B 仁恒滨海中心,B标	Zhuhai	19,313	55,946	1,080.5
Other projects	Various	60,374	30,419	1,836.5
Property sales recognized as revenue of the Group (excl. car park sales)	Various	696,907	29,258	20,390.4
Car park sales	Various	3,120 units	197,473	616.1
Property sales of joint ventures and associates* (excl. car park sales)	Various	160,392	23,399	3,752.9
Car park sales of joint ventures and associates	Various	1,802 units	133,499	240.6
Grand total property sales (net of tax)	All	857,299 sqm	27,904.5	23,922.5
Grand total car park sales (net of tax)	All	4,922 units	173,148	852.2



Yanlord Four Seasons Gardens, Shenzhen
仁恒四季园 (仁恒公园世纪一期), 深圳



Yanlord Marina Peninsula Gardens (Phase 3), Zhuhai
仁恒滨海半岛花园三期, 珠海



Hangzhou Bayfront Isle (Phase 1)
前湾一期, 杭州



Yanlord Reverie Apartments, Shenzhen
仁恒梦公寓, 深圳



Yanlord Majestic Mansion, Tianjin
仁恒海和院, 天津



Yanlord Begonia Park, Haikou
仁恒海棠公园, 海口



Yanlord Riverbay, Suzhou
江湾雅园一及二期, 苏州



Canal Times, Suzhou
运河时代花园, 苏州

*Mainly included Yanlord Taoyuan Gardens (桃园世纪华庭) in Nanjing, Tangshan Nanhu Eco-City - Land Parcel A9 (仁恒湖滨城) in Tangshan, New Tang's Mansion (浅棠平江) in Suzhou and Tianjin Hong Qiao Land (红咸雅苑一期) in Tianjin.

Financial Position



(RMB million)	As at 31 Dec 2020	As at 31 Dec 2019	% Change
Total assets	146,559.8	129,895.3	12.8
Current assets	86,267.6	69,534.9	24.1
Non-current assets	60,292.2	60,360.4	(0.1)
Total liabilities	105,942.3	89,988.1	17.7
Current liabilities	65,446.6	53,159.3	(23.1)
Non-current liabilities	40,495.6	36,828.7	10.0
Cash and cash equivalents	17,199.9	13,817.6	24.5
Total debt	42,881.9	45,770.4	(6.3)
Senior notes	8,008.1	9,080.9	(11.8)
Bank and other borrowings	34,727.3	36,560.7	(5.0)
Loan from non-controlling shareholders	146.5	128.8	13.7
Net debt	25,682.0	31,952.8	(19.6)
Total equity (Incl. NCI)	40,617.6	39,907.3	1.8
Net gearing ratio (%)	63.2%	80.1%	(16.8ppt)
Net asset value per share (RMB)	16.16	14.62	10.5
Average cost of borrowings	5.2%	5.5%	(0.3ppt)

Debt Maturity & Currency Breakdown as at 31 December 2020

Debt Maturity Profile as at 31 December 2020

(RMB million)	1 Year	>1 to<2	>2 to <5	>5	As at 31 Dec 2020
Bank and other loans					Total
RMB	3,456.9	5,391.2	6,770.3	3,483.5	19,101.9
USD	394.6	2,285.9	5,369.9	-	8,050.4
SGD	3,595.8	2,224.1	1,199.0	-	7,018.9
AUD	17.3	7.0	5.8	-	30.1
HKD	526.0	-	-	-	526.0
Sub-total	7,990.6	9,908.2	13,345.0	3,483.5	34,727.3
Senior notes					
2022 USD450	-	2,928.0	-	-	2,928.0
2023 USD350	-	-	2,269.1	-	2,269.1
2024 USD400	-	-	2,586.6	-	2,586.6
2021 SGD45.5	224.4	-	-	-	224.4
Sub-total	224.4	2,928.0	4,855.7	-	8,008.1
Amount due to NCI (Non controlling shareholders of subsidiaries)					
RMB	146.5	-	-	-	146.5
Sub-total	146.5	-	-	-	146.5
Grand-total	8,361.5	12,836.2	18,200.7	3,483.5	42,881.9

Outstanding Senior Notes

Senior Notes	Tenor	Coupon Rate	Issued Date	Maturity Date
2021 SGD45.5m ¹	5	3.68%	1.6.2016	1.6.2021
2022 USD450m	5	5.875%	23.1.2017	23.1.2022
2023 USD350m	5	6.75%	23.4.2018	23.4.2023
2024 USD400m	4.5	6.8%	27.8.2019	27.2.2024

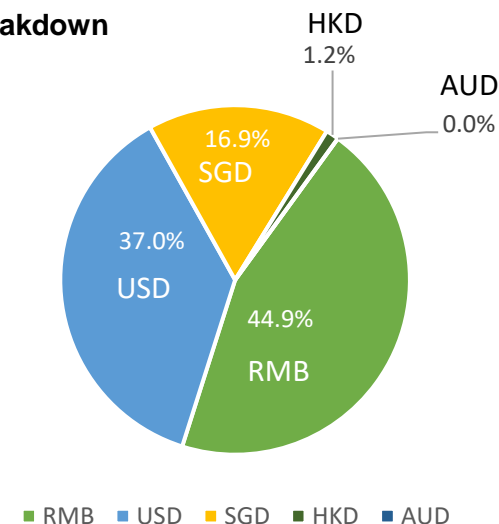
Note:

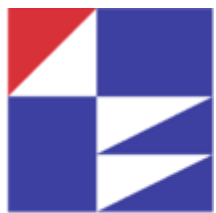
1. United Engineers Limited ("UEL") early redeemed S\$104.5 million senior note in FY 2020. The remaining outstanding amount was SGD45.5 million as at 31 December 2020.

Debt Maturity Profile as at 31 December 2020

(RMB million)	As at 30 Dec 2020	As at 31 Dec 2019	% Change
Amount repayable in one year or less, or on demand:-			
Secured	5,602.1	4,600.8	21.8
Unsecured	2,759.4	10,005.5	(72.4)
Sub-total	8,361.5	14,606.4	(42.8)
Amount repayable after one year:-			
Secured	17,373.7	17,451.9	-
Unsecured	17,146.7	13,712.1	25.0
Sub-total	34,520.4	31,164.1	10.8
Total debt	42,881.9	45,770.4	(6.3)

Currency Breakdown





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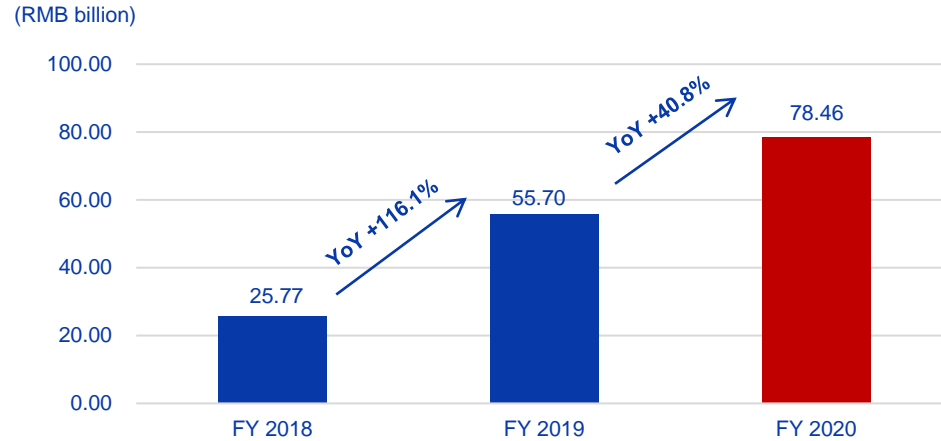
Business Operation Highlights



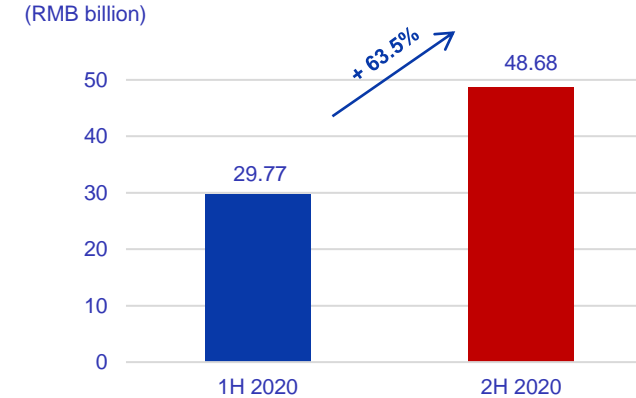
Property Contracted Pre-sales of the Group together with its Joint Ventures and Associates



Property Contracted Pre-sales – FY 2018 to FY 2020

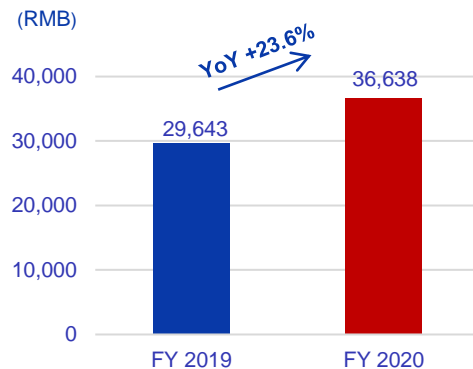


Property Contracted Pre-sales – 1H 2020 vs. 2H 2020

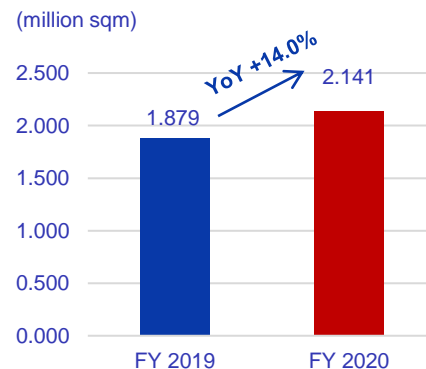


Property Contracted Pre-sales – ASP and GFA

ASP
FY 2019 vs FY 2020



GFA
FY 2019 vs FY 2020



January to December (2019 vs 2020) Property Contracted Pre-sales

	2019 (RMB billion)	2020 (RMB billion)	YoY Change
Jan	1.470	2.105	+43.2%
Feb	0.698	1.207	+72.9%
Mar	3.552	3.461	-2.6%
Apr	3.409	4.862	+42.6%
May	2.107	7.283	+245.7%
Jun	6.804	10.855	+59.5%
1H 2020	18.040	29.773	+65.0%
Jul	4.681	5.966	+27.5%
Aug	4.807	12.026	+150.2%
Sep	4.377	5.423	+23.9%
Oct	4.944	9.289	+87.9%
Nov	5.349	4.963	-7.2%
Dec	13.506	11.015	-18.4%
2H 2020	37.664	48.682	+29.3%
Total	55.704	78.455	+40.8%

Note:
1. "Property contracted pre-sales" is referred to the property contracted pre-sales of the Group together with its joint ventures and associates.

Top Ranked Property Contracted Pre-sales Projects in 2020

Sales
No. 1



Yanlord Four Seasons New Gardens, Shenzhen
仁恒四季新园 (仁恒公园世纪二期), 深圳



Riverbay Century Gardens, Nanjing
江湾世纪花园, 南京



Jingan Century, Shanghai
璟安悦庭 (仁恒·静安世纪), 上海



Cloud Serenity Gardens, Nanjing
云逸都荟花园 (都会四季 G26), 南京



Yanlord La Viva Riverbay, Suzhou
滨河四季云庭, 苏州



Hangzhou Bay, Hangzhou
前湾江上湾, 杭州



Yanlord Seacoast Royale, Suzhou
海河云庭, 苏州



Yanlord Gardens, Nantong
仁恒花园 (公园世纪), 南通



The Corals, Hangzhou
珊瑚世纪雅苑, 杭州



Canal Times, Suzhou
运河时代花园, 苏州



The Park Mansion, Nanjing
公园世纪苑, 南京



The River Time, Nanjing
江湾时代花园, 南京



Four Seasons Heming Gardens, Suzhou
四季和鸣雅苑 (仁恒园和), 苏州



The Mansion In Park, Tianjin
仁恒公园世纪, 天津



Shanghai Curtilage, Shanghai
海和院, 上海



Yanlord Marina Peninsula Gardens, Zhuhai
仁恒滨海半岛花园, 珠海



Yanlord Begonia Park, Haikou
仁恒海棠公园, 海口



Yanlord Reverie Apartments, Shenzhen
仁恒梦公寓, 深圳



Yanlord on the Park, Wuhan
仁恒·公园世纪, 武汉



New Tang's Mansion, Suzhou
浅棠平江, 苏州



Yanlord Hub City, Nanjing
城市星徽名苑, 南京



Yanlord Majestic Mansion, Tianjin
仁恒海和院, 天津



Yanlord Century Gardens, Jinan
仁恒世纪花园 (公园世纪), 济南



Yanlord Riverside Gardens, Hangzhou
仁滨公寓 (仁恒滨江园), 杭州



Riverside Gardens, Suzhou
河滨花园, 苏州



Smriti Curtilage, Suzhou
耦前别墅, 苏州



Leedon Green, Singapore
绿墩雅苑, 新加坡

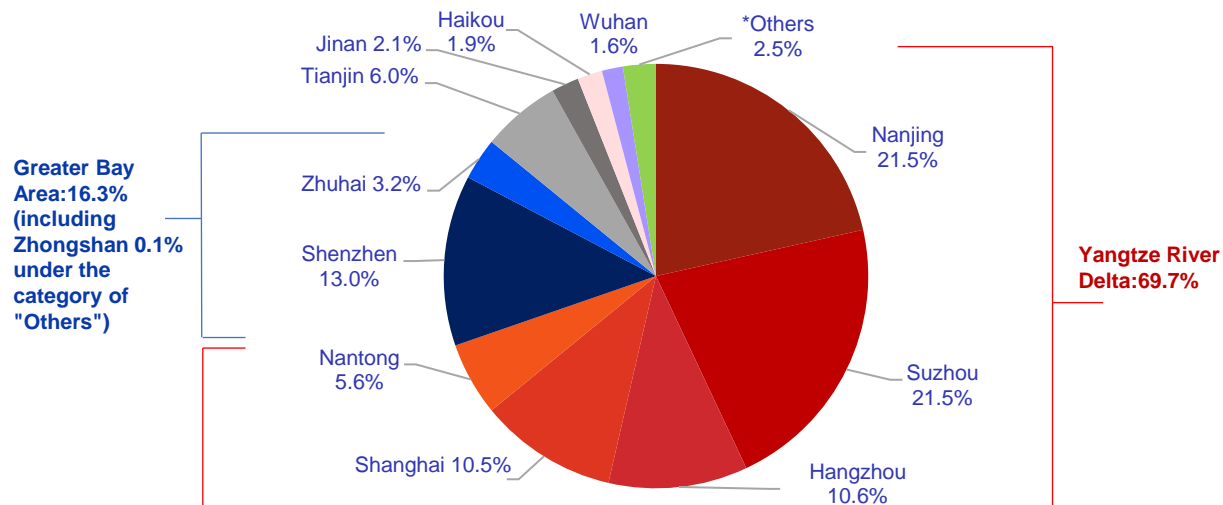


Yiwan Gardens, Tianjin
依湾花园 (刘园188), 天津

Property Contracted Pre-sales of the Group together with its Joint Ventures and Associates and Project Management Business Bearing the “Yanlord” Brand Name



Distribution of Property Contracted Pre-sales for FY 2020

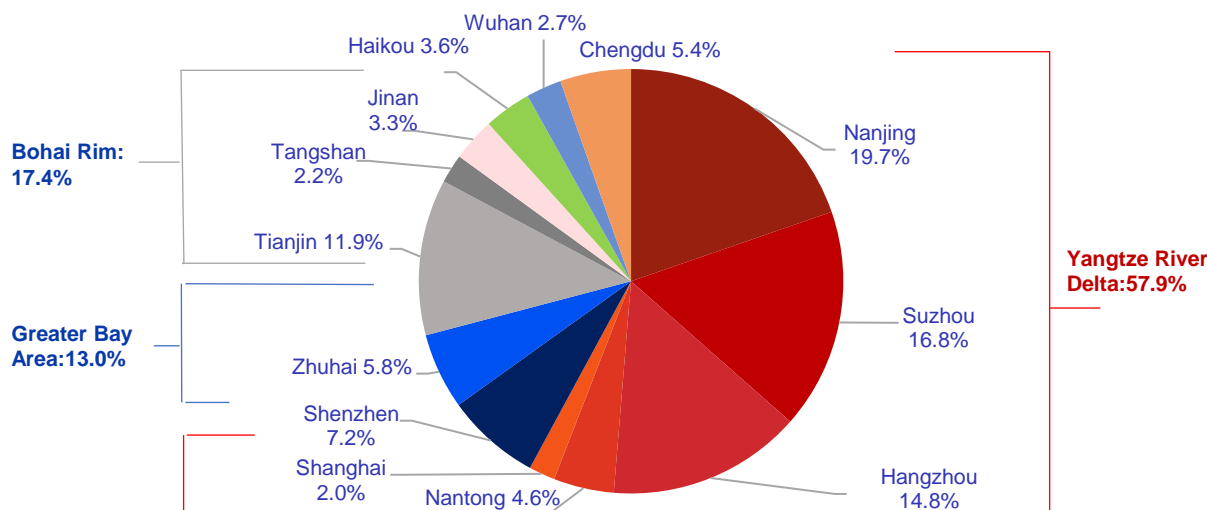


*Others: Tangshan, Chengdu, Sanya, Shenyang and Zhongshan in the People's Republic of China as well as Singapore and Malaysia.

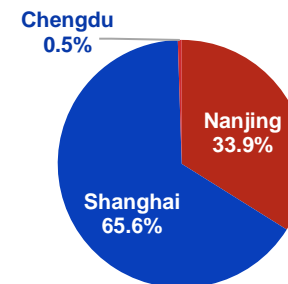
Top 5 Cities contributed to FY 2020 Property Contracted Pre-sales



Distribution of Property Contracted Pre-sales for FY 2019



Property Development Project Management Business Bearing the “Yanlord” Brand Name



In FY 2020, the total contracted pre-sales of other property development projects under the Group's project management business bearing the “Yanlord” brand name was approximately RMB11.517 billion on contracted GFA of 212,229 sqm.



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Property Investment and Hotel Operations

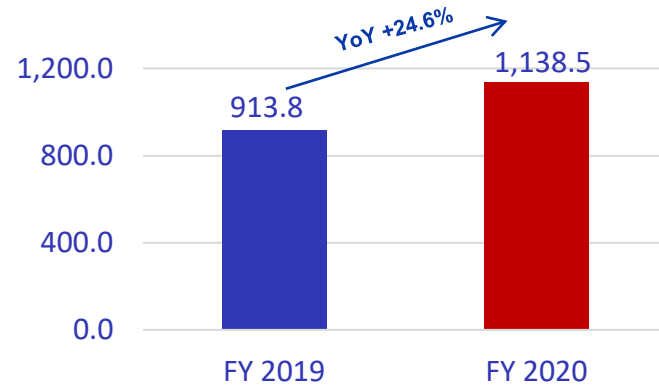


Recurring Income from Investment Properties and Hotels, and Property Management



Income from Property Investment and Hotel Operations

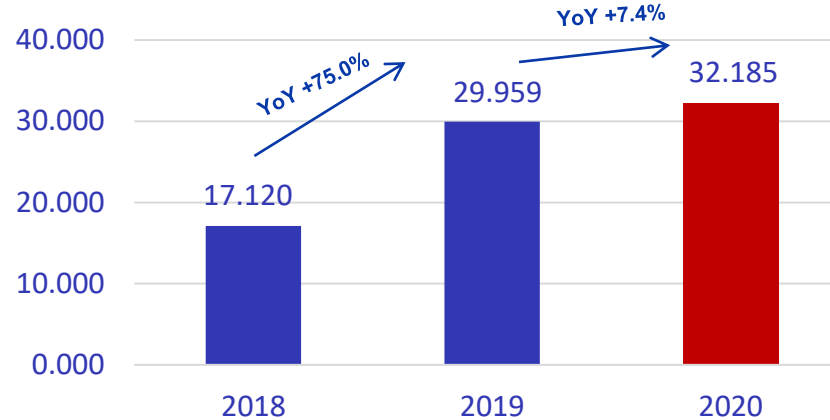
(RMB million)



- Mainly attributable to the acquisition of UEL group
- Singapore portfolio contributed over 40% of total income generated from property investment and hotel operations in FY 2020
- Partly offset by asset enhancement initiatives at Tianjin Yanlord Riverside Plaza's commercial and retail component
- Led to lower rental income contributions from the PRC market
- Together with impact of COVID-19 pandemic on hotel operations

Carrying Book Value of Investment Property and Hotels As at 31 Dec

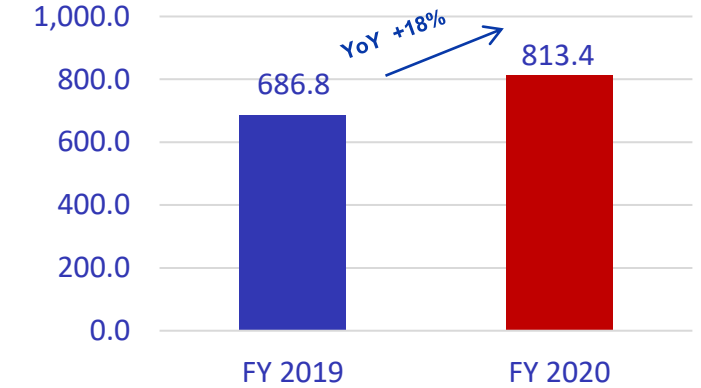
(RMB billion)



- Acquisition of UEL in late 2019
- Investment properties and hotels accounted for approximately 22% of the Group's total assets value as at 31 December 2020

Income from Property Management Services

(RMB million)



Investment Property Portfolio in the PRC



Yanlord Landmark, Chengdu

仁恒置地广场，成都

- Office & Retail
- Total GFA: 114,853 sqm



Yanlord Landmark, Nanjing

仁恒置地广场，南京

- Office & Retail
- Retail: 23,420 sqm
- Office: 83,744 sqm



Yanlord Marina Centre, Zhuhai

仁恒滨海中心，珠海

- Office & Retail
- Total GFA: 42,974 sqm



Yanlord Riverside Plaza, Tianjin

仁恒海河广场，天津

- Office, Retail Mall & Commercial Street
- Total GFA: 159,807 sqm
- 30,772 sqm (retail under renovation)



Commercial Property Portfolio Under Development in the PRC

Yanlord Reverie Plaza, Shenzhen 仁恒梦创广场, 深圳

- Office & Retail
- Total GFA: 209,440 sqm (in which 60,000 sqm held under investment property)



Cangjie Commercial Plaza, Suzhou 仓街商业广场, 苏州

- Retail
- Total GFA: 78,007 sqm



Orchard Summer Palace, Shenyang 夏宫城市广场, 沈阳

- Office, Retail & Serviced Apartment
- Total GFA: 149,747 sqm



Yanlord Community Centers in various cities
仁恒里（邻里中心），位于多个城市



Hospitality Property Portfolio in the PRC

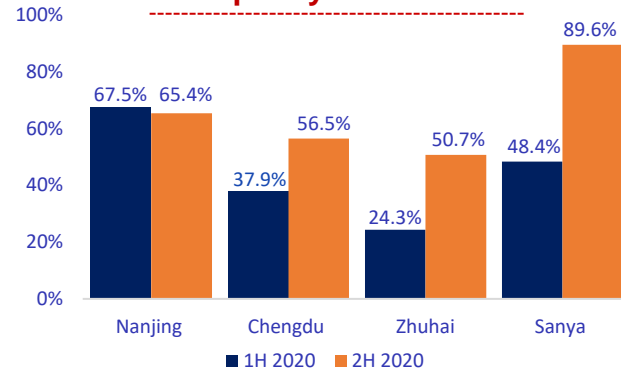


InterContinental Zhuhai 珠海仁恒洲际酒店

- No. of rooms: 324
- Total GFA: 58,559 sqm



Occupancy Rate in 2020



Crowne Plaza Sanya Haitang Bay Resort 珠海海棠湾仁恒皇冠假日度假酒店

- No. of rooms: 404
- Total: 79,264 sqm

InterContinental Residence, Chengdu 成都仁恒洲际行政公寓

- Serviced Apartment (360 rooms)
- Total GFA: 50,902 sqm



Yanlord International Apartments, Tower A, Nanjing

- 仁恒国际公寓, A栋, 南京
- Serviced Apartment (210 rooms)
 - Total GFA: 42,494 sqm



Commercial Property Portfolio in Singapore



UE BizHub TOWER (Freehold)

- Office
- GFA: 26,866 sqm (289,185 square feet (“sqf”))



Rochester Mall

- Retail
- GFA: 10,694 sqm (115,112 sqf)



UE BizHub WEST (Freehold)

- Industrial & Office
- GFA: 46,547 sqm (501,033 sqf)



UE BizHub CENTRAL (as PPE)

- Industrial & Office
- GFA: 36,076 sqm (388,315 sqf)



WBL (as PPE)

- Industrial & Office
- GFA: 14,050 sqm (151,236 sqf)

UE BizHub CITY (Formerly known as UE Square)

- Office and Retail
- GFA: 55,992 sqm (602,698 sqf)

Hospitality Property Portfolio in Singapore



Park Avenue Clemenceau

- Service Apartment: 150 rooms
- GFA: 13,292 sqm (143,069 sqf)



Park Avenue Robertson

- Service Apartment: 36 rooms
- GFA: 3,286 sqm (35,374 sqf)

Park Avenue Rochester

- Service Apartment: 351 rooms & Service Office
- GFA: 18,881 sqm (203,237 sqf)



Park Avenue Changi
*Under hotel management agreement





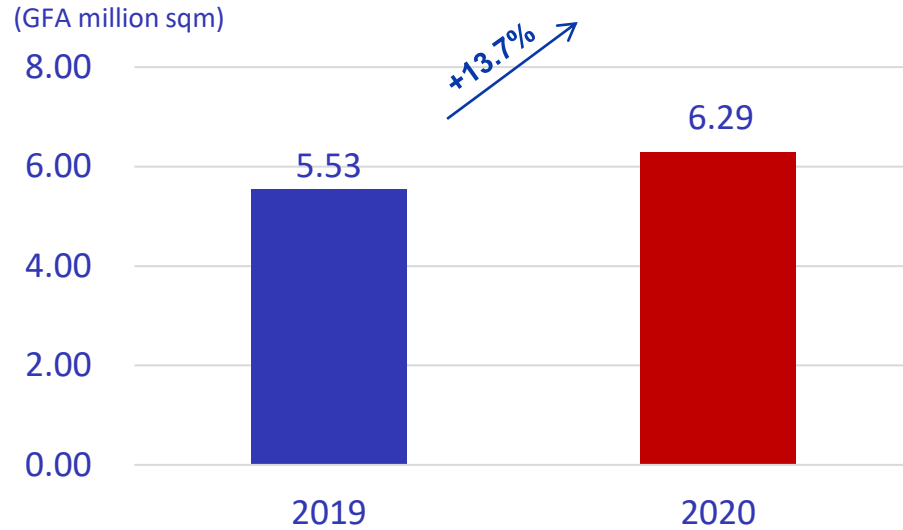
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Property Development and Land Acquisitions



Property Under Development

Property under development as at 31 Dec



New starts in 2020



Yanlord Arcadia, Shanghai
仁恒海上源, 上海



Yanlord on the Park, Shenyang
仁恒公园世纪, 沈阳



Four Seasons Heming Gardens, Suzhou
四季和鸣雅园 (仁恒园和), 苏州



Yanlord Gardens, Nantong
仁恒花园 (公园世纪), 南通



Yanlord Central Lake, Taicang
仁恒时代天镜, 太仓

Land Acquisitions in 2020

City	Project Name	GFA (sqm)	Attributable Interest As at 31 December 2020
Haikou	Yanlord Begonia Park (Phase 2) 仁恒海棠公园, 二期	83,000	51%
Jinan	The Mansion in Park 仁恒奥体公园世纪	140,000	35%
Nanjing	Nanjing No. 2018G19 Land 南京No. 2018G19 地块	78,000	51%
Nanjing	Yanlord Hub City 城市星徽名苑	145,000	100%
Nanjing	The River Time 江湾时代花园	45,000	50%
Shanghai	Shanghai Curtilage 海和院	123,000	30%
Shanghai	Shanghai Jingan Jinyuan South Land Parcels 上海静安晋元南地块	73,000	30%
Shanghai	Shanghai Olympic Garden (Phase 3 - Section 2) 上海奥林匹克花园, 三期二标	51,000	45%
Shanghai	Shanghai Pudong Kangqiao Land 上海浦东康桥地块	87,000	51%
Suzhou	Lantern 澜庭	156,000	26%
Taicang	Yanlord Central Lake 仁恒时代天镜	311,000	60%
Wuhan	Hankou Riverside International Business District Project 汉口滨江国际商务区项目	101,000	14%
Yancheng	Yanlord The Mansion in Park 星岸家园	250,000	51%
Zhongshan	Four Seasons Park 星月彩虹花苑	284,000	30%
Zhuhai	Zhuhai East Coast Liu Shi Shan Redevelopment Project 珠海东岸留诗山更新项目	390,000	100%
Total		2,317,000	

- Total Land Cost: RMB25.930 billion
- Average Land Cost: RMB11,300 per sqm
- Total Attributable Land Cost: RMB11.945 billion



Diversified Geographic Coverage in 18 cities in the PRC

Western China since 2003

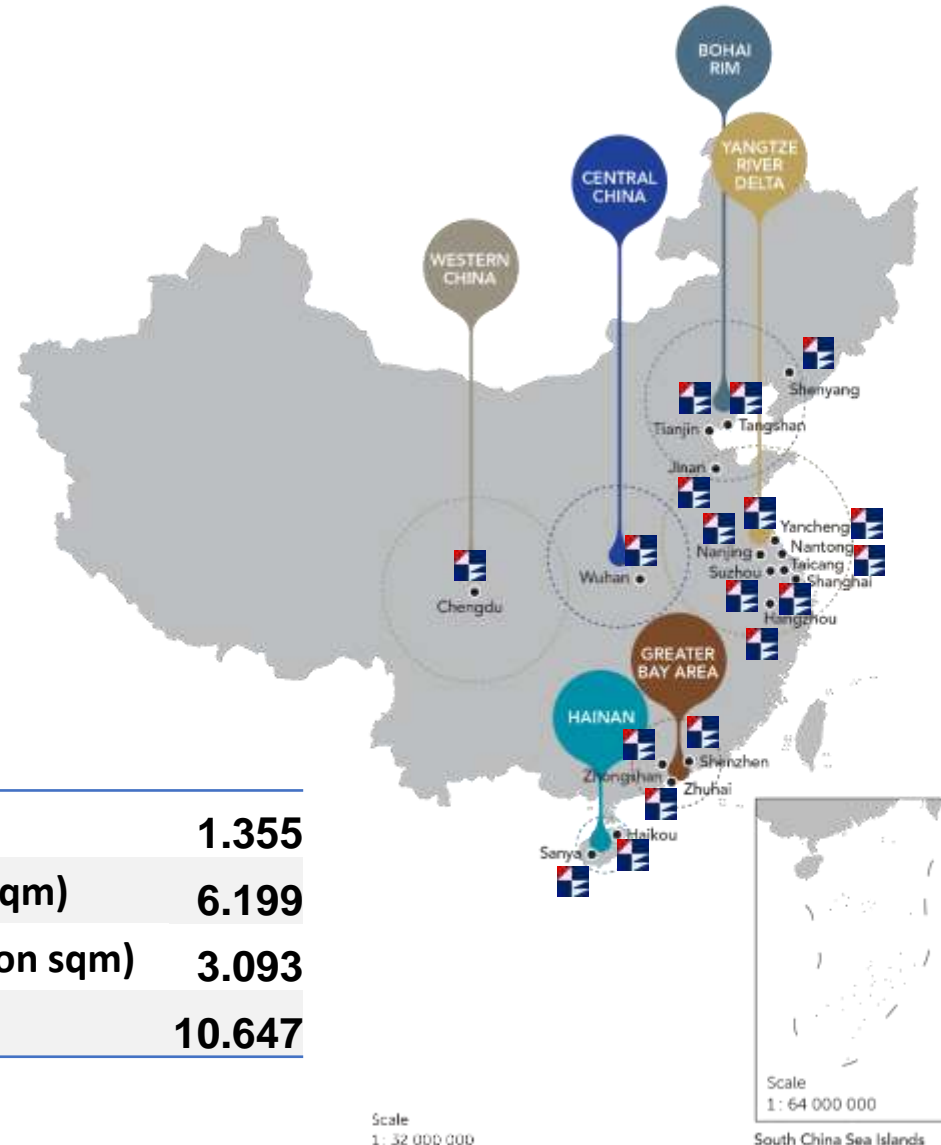
Chengdu (GFA: 396,958 sqm)

Central China since 2017

Wuhan (GFA: 253,121 sqm)

Hainan since 2010

Haikou (GFA: 421,564 sqm)
Sanya (GFA: 125,848 sqm)



Bohai Rim since 2005

Tianjin (GFA: 1,069,470 sqm)
Tangshan (GFA: 146,473 sqm)
Jinan (GFA: 297,100 sqm)
Shenyang (GFA: 288,351 sqm)

Yangtze River Delta since 1993

Shanghai (GFA: 742,680 sqm)
Nanjing (GFA: 1,683,859 sqm)
Suzhou (GFA: 1,000,274 sqm)
Hangzhou (GFA: 865,656 sqm)
Nantong (GFA: 218,149 sqm)
Yancheng (GFA: 505,969 sqm)
Taicang (GFA: 311,381 sqm)

Greater Bay Area since 2005

Shenzhen (GFA: 1,310,189 sqm)
Zhuhai (GFA: 726,547 sqm)
Zhongshan (GFA: 284,003 sqm)

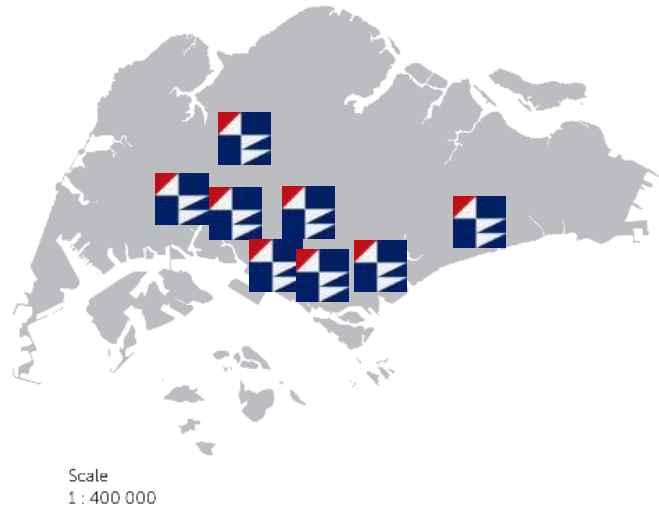
As at 31 Dec 2020 in the PRC:

GFA Completed (million sqm)	1.355
GFA Under Development (million sqm)	6.199
GFA for Future Development (million sqm)	3.093
Total Landbank (million sqm)	10.647

Note:
1. The map shown herein is only for illustration purpose.

Singapore Portfolio

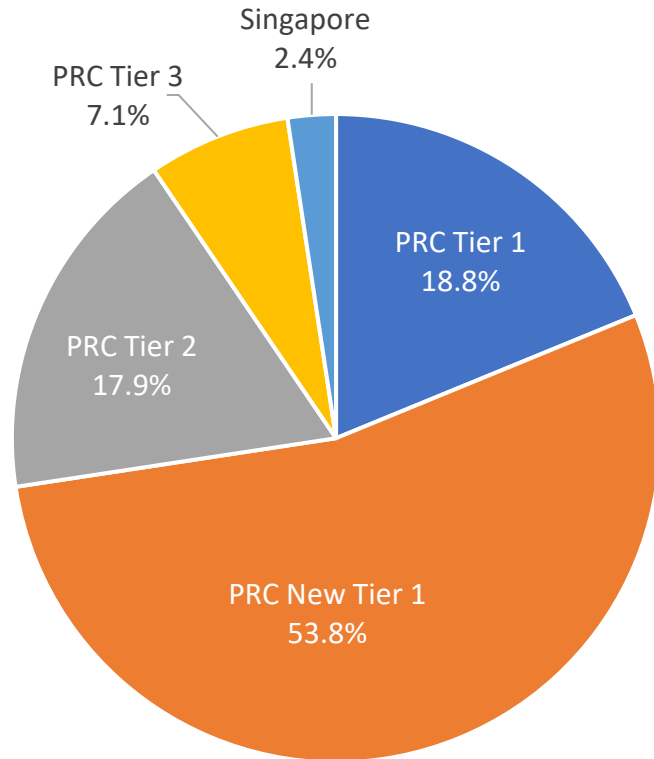
As at 31 Dec 2020:
Total GFA : 320,000 sqm



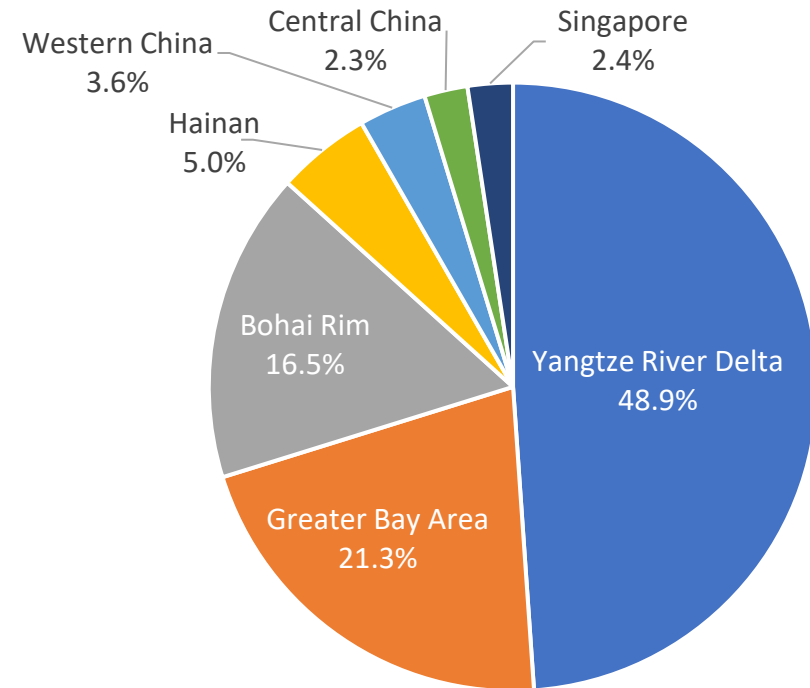
Note:
1. The map shown herein is only for illustration purpose.

Diversified Geographic Coverage

**Landbank distribution
PRC Tier 1, 2, 3 and Singapore**



**Landbank distribution
PRC Six Regions and Singapore**



Note:

1. Cities are classified based on the list of tiered Chinese cities on baike.baidu.com.

Development Strategies

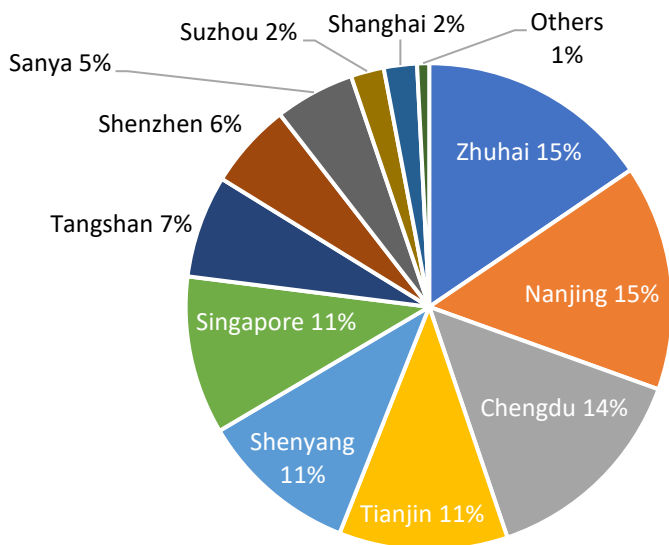
Growth of business across high-growth cities in the PRC & Singapore



- Increase the market share in cities where Yanlord already has established a superior brand name
- Expand into new cities within the 6 major economic regions of the PRC
- Future projects will be more diversified in terms of development type and geographical reach

Completed projects²

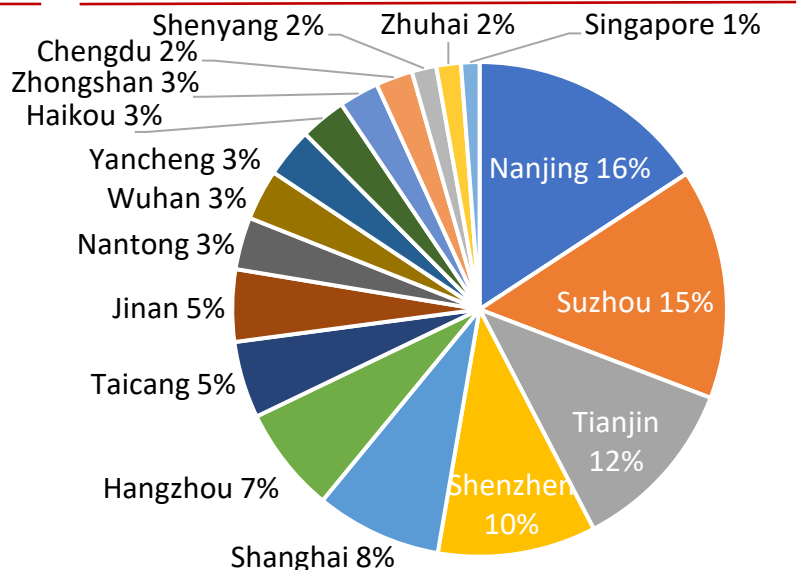
(1.520 million sqm¹)



Residential and Commercial	610,759 sqm
Investment	703,539 sqm
Fixed Assets	206,027 sqm

Projects under development²

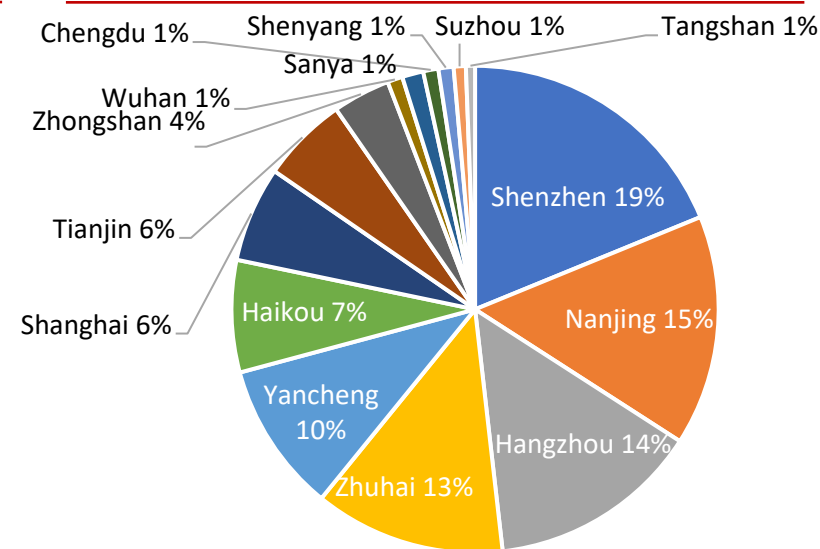
(6.289 million sqm)



Residential and Commercial	6,151,414 sqm
Investment	138,007 sqm

Landbank: Future development²

(3.093 million sqm)



Residential and Commercial	3,093,290 sqm
Investment	-

Notes:

1. The Group has completed 11,498 million sqm, of which 1.520 million sqm are GFA completed and retained as investment properties, fixed assets or yet to be sold/delivered to customers
2. Contains projects being held under associates or joint ventures



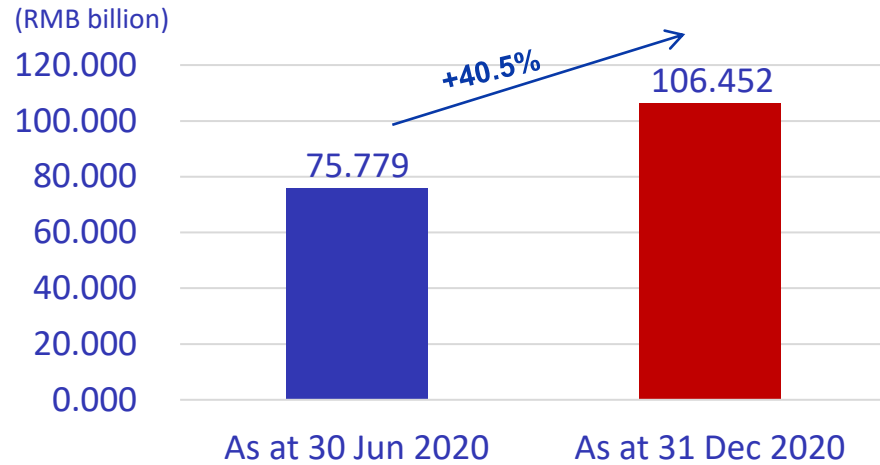
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Market Outlook

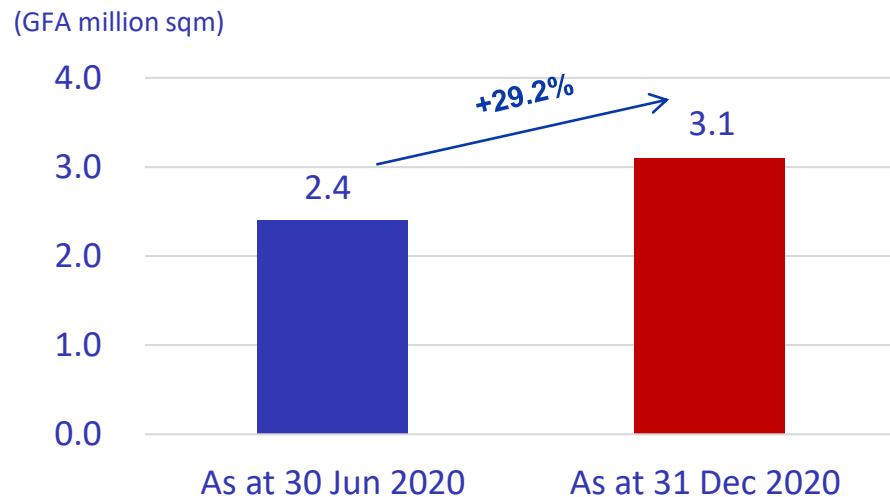


Accumulated Property Contracted Pre-sales Pending Recognition of the Group together with its Joint Ventures and Associates

Accumulated Property Contracted Pre-sales Pending Recognition



Accumulated Property Pre-sold GFA Pending Recognition



As at 31 December 2020:

- Accumulated property contracted pre-sales pending recognition: RMB106.452 billion
- Total pre-sold GFA was approximately 3.1 million sqm

Property Contracted Pre-sales for January to March:

- For the three months ended 31 March 2021, the Group together with its joint ventures and associates' total property contracted pre-sales from residential and commercial units, and car parks was approximately RMB13.054 billion on contracted GFA of 398,205 sqm, an increase of 92.7% and 106.6% respectively compared to the corresponding period of 2020.

Major New Batches of Residential Launches in 1H 2021 in the PRC

Yangtze River Delta

Cloud Villa, Shanghai
怡雅园, 上海

Shanghai Curtilage, Shanghai
海和院, 上海

Riverbay Century Gardens (Phase 2), Nanjing
江湾世纪花园二期, 南京

The Park Mansion, Nanjing
公园世纪苑, 南京

Yanlord Central Lake (Phase 1 & 4), Taicang
仁恒时代天镜一及四期, 太仓



The Park Mansion, Nanjing
公园世纪苑, 南京

Greater Bay Area

Yanlord Marina Peninsula Gardens (Phase 2), Zhuhai
仁恒滨海半岛花园二期, 珠海

Four Seasons Park (Phase 1), Zhongshan
星月彩虹花苑一期, 中山

Hainan

Yanlord Gardens, Haikou
仁恒滨江园, 海口



Shanghai Curtilage, Shanghai
海和院, 上海

Bohai Rim

Yilu Garden, Tianjin
依潞花园, 天津

Yanlord on the Park, Shenyang
仁恒公园世纪, 沈阳



Yanlord on the Park, Shenyang
仁恒公园世纪, 沈阳



Yanlord Central Lake Phase 1 and 4, Taicang
仁恒时代天镜一及四期, 太仓

Western China

Stream In Cloud, Chengdu
成都溪云居, 成都



Stream in Cloud, Chengdu
溪云居, 成都



Four Seasons Park (Phase 1), Zhongshan
星月彩虹花苑一期, 中山

Existing Projects Under Pre-sales



Yanlord Century Gardens, Jinan
仁恒世纪花园 (公园世纪), 济南



Yanlord Reverie Park, Shenzhen
仁恒芯梦公园, 深圳



Yanlord Marina Peninsula Gardens, Zhuhai
仁恒滨海半岛花园, 珠海



Canal Times, Suzhou
运河时代花园, 苏州



Smriti Curtilage, Suzhou
耦前别墅, 苏州



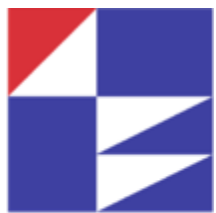
Yanlord Taoyuan Gardens, Nanjing
桃园世纪华庭, 南京



The Corals, Hangzhou
珊瑚世纪雅园, 杭州



Yanlord Marina Centre-Section B, Zhuhai
仁恒滨海中心-B标段, 珠海



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Ordinary Resolutions



Adoption of Directors' Statement, Audited Financial Statements and Auditor's Report

	No. of Votes	Percentage
For	1,565,134,249	100.00%
Against	500	0.00%

Declaration of a Final Tax-Exempt Dividend

	No. of Votes	Percentage
For	1,565,544,749	100.00%
Against	500	0.00%

Approval of Directors' Fees

	No. of Votes	Percentage
For	1,564,647,849	100.00%
Against	500	0.00%

Re-election of Zhong Sheng Jian as Director

	No. of Votes	Percentage
For	1,502,646,572	95.98%
Against	62,898,677	4.02%

Re-election of Zhong Iek Ka as Director

	No. of Votes	Percentage
For	1,553,288,725	99.22%
Against	12,256,524	0.78%

Re-appointment of Deloitte & Touche LLP, Singapore as Auditors and Authority for Directors to Fix Their Remuneration

	No. of Votes	Percentage
For	1,562,233,649	99.79%
Against	3,311,600	0.21%

Authority for Directors to Issue Shares and/or Make or Grant Instruments Convertible into Shares pursuant to Section 161 of the Companies Act, Chapter 50 of Singapore

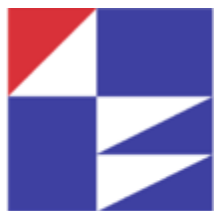
	No. of Votes	Percentage
For	1,464,281,001	93.53%
Against	101,264,248	6.47%

Approval of Renewal of Share Buyback Mandate

	No. of Votes	Percentage
For	1,560,788,424	99.75%
Against	3,859,925	0.25%

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Thank You

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仁恒置地集团有限公司