



## Yanlord Land Group Limited

(Company Registration Number 200601911K)

(Incorporated with limited liability in the Republic of Singapore)

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### YANLORD REPORTS PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY OF RMB268 MILLION FOR FY 2025

- The Group's revenue for FY 2025 was RMB14.369 billion, a decrease of 60.5% compared to FY 2024
- The Group's gross profit increased by 16.7% to RMB4.004 billion, with gross profit margin rising by 18.5 percentage points to 27.9% in FY 2025, compared to gross profit margin of 9.4% in FY 2024
- The Group reported a profit for the year of RMB435 million in FY 2025, reversing a loss of RMB3.763 billion in FY 2024. Profit attributable to owners of the Company was RMB268 million in FY 2025, compared to a loss of RMB3.422 billion in FY 2024
- The Group, together with its joint ventures and associates, recorded total contracted pre-sales from residential and commercial units, as well as car parks, amounting to approximately RMB13.972 billion on a total contracted GFA of 618,512 sqm in FY 2025, representing year-on-year decreases of 37.1% and 33.0%, respectively, compared to FY 2024. The average selling price of properties under contracted pre-sales in FY 2025 was RMB22,590 per sqm, reflecting a decrease of 6.1% year-on-year
- As at 31 December 2025, the Group's total debt remained stable at RMB23.969 billion. Cash and cash equivalents stood at RMB7.296 billion, while total assets amounted to RMB98.022 billion

**Singapore / Hong Kong – 26 February 2026** – 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 and full year ended 31 December 2025 (“FY 2025”).

The Group's revenue for FY 2025 decreased by 60.5% year-on-year to RMB14.369 billion, compared to the full financial year ended 31 December 2024 (“FY 2024”). Revenue from property development segment decreased by 68.7% to RMB9.765 billion in FY 2025, primarily attributable to lower average selling price (“ASP”) and reduced gross floor area (“GFA”) sold during the period under review. Revenue in FY 2025 was mainly generated from Yanlord Four Seasons The Park 3 (四季雅园) in Shenzhen, Yanlord Central Lake (Phase 3) (仁恒时代天镜, 三期) in Taicang, Yanlord The Great Bay (Phase 2) (仁恒滨海湾花园, 二期) in Zhuhai and Yanlord Century Mansion (仁恒世纪大厦) in Shenzhen, which accounted for 52.3%, 7.1%, 4.9% and 4.7% of the Group's gross revenue from property sales in FY 2025, respectively. Revenue from property investment and hotel operations segment decreased by 4.1% to RMB1.757 billion, while property management segment increased by 1.5% to RMB1.454 billion and others segment decreased by 26.3% to RMB1.394 billion, in FY 2025, all compared to FY 2024.

The Group's gross profit increased by 16.7% to RMB4.004 billion in FY 2025, from RMB3.432 billion in FY 2024. The gross profit margin increased by 18.5 percentage points to 27.9% in FY 2025 from 9.4% in FY 2024, primarily attributable to a shift in the product-mix of properties delivered and a reduction in the write-down of completed properties for sale and properties under development for sale in the current reporting periods.

The Group reported a profit for the year of RMB435 million in FY 2025, compared to a loss for the year of RMB3.763 billion in FY 2024. The turnaround was primarily attributable to higher gross profit, lower net impairment losses on financial assets and an increase in share of profit of associates, partially offset by decrease in share of profit of joint ventures. As a result, the Group reported a profit attributable to owners of the Company of RMB268 million in FY 2025.



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### **Property Contracted Pre-sales for FY 2025**

The Group, together with its joint ventures and associates, recorded total contracted pre-sales from residential and commercial units, as well as car parks, amounting to approximately RMB13.972 billion on a total contracted GFA of 618,512 square metres (“sqm”), representing decreases of 37.1% and 33.0%, respectively, compared to RMB22.206 billion and 923,456 sqm in FY 2024. The ASP of properties under contracted pre-sales in FY 2025 was RMB22,590 per sqm, a decline of 6.1% from RMB24,047 per sqm in FY 2024, mainly attributable to changes in the portfolio mix of properties sold.

### **RMB17.493 billion of Accumulated Property Contracted Pre-Sales Pending Recognition**

As at 31 December 2025, the Group together with its joint ventures and associates reported accumulated property contracted pre-sales of RMB17.493 billion on a total GFA of 709,270 sqm, pending revenue recognition in the first half of the financial year ending 31 December 2026 and beyond.

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

As at 31 December 2025, the Group’s total debt remained stable at RMB23.969 billion, compared to the previous financial year-end, with cash and cash equivalents stood at RMB7.296 billion. The net gearing ratio increased by 2.3 percentage points to 43.6% as at 31 December 2025. Average cost of borrowing decreased by 0.7 percentage points to 4.0% in FY 2025 from 4.7% in FY 2024. Interest paid decreased by 38.7% to RMB963 million in FY 2025, compared to RMB1.572 billion in FY 2024. Total assets as at 31 December 2025 amounted to RMB98.022 billion.

Commenting on the Group’s performance and industry outlook, Mr. Zhong Sheng Jian, the Chairman and Chief Executive Officer, said, “According to the National Bureau of Statistics, core indicators for the PRC’s real estate market in 2025—including new investment, property sales and new construction starts—continued to show a year-on-year decline. While market conditions remain challenging, the Group remains focused on delivering high-quality developments, optimising its inventory and maintaining financial discipline. These sustained efforts in cost reduction and operational efficiency have borne fruit, leading to a turnaround to profitability in the year. Going forward, the Group remains committed to a prudent strategy, carefully managing its finances and resources to navigate potential market challenges and lay a solid foundation for future growth.”

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### 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.*

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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 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](http://www.yanlordland.com).

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