

### Stock Information

Stock Code	01107.HK
Close Price (3/6/2016)	HK\$1.49
52-week Range	HK\$1.05-2.20
Market Cap	HK\$3,102 million
No. of Issued Shares	2,082 million shares
Listing Date	12 July 2013

### 2015 Annual Results Financial Highlights

Revenue	RMB6,350 million
Gross Profit	RMB1,964 million
Profit attributable to owners of the Company	RMB578 million
Basic Earnings per Share	RMB30.5 cents
Diluted Earnings per Share	RMB30.3 cents

### Company Profile

Established in 2000 in Beijing, Modern Land is a leading real estate developer of environmental and energy-saving properties, and concentrates on developing energy-efficient and comfortable living environment with property development projects in Beijing, Shanghai, Suzhou, Foshan, Xi'an, Taiyuan, Wuhan, Changsha, Hefei, Nanchang, Dongdaihe, Jiujiang and Xiantao. The Group possesses strong capabilities in R&D while integrating advanced energy-saving technologies. Through its "MOMA" energy-saving system, the Group is able to integrate various sustainable development techniques in terms of comfortable and sustainable property development and provision of comprehensive systematic solutions.

### ■ Sales Performance as of May 2016

#### 2016 first five months contracted sales amounted to RMB5,415 million, representing a 53.13% year-on-year increase

For the first five months ended 31 May 2016, the Group achieved a total contracted sales of approximately RMB5,414.85 million. Contracted sales of properties amounted to approximately RMB5,325.79 million, whereas contracted sales of car parking spaces amounted to approximately RMB89.06 million. Gross floor area ("GFA") sold for properties was approximately 498,009 square metres ("sq.m."), with an average selling price of approximately RMB10,694 per sq.m.

In May 2016, contracted sales of the Group amounted to approximately RMB1,310.64 million. Contracted sales of properties amounted to approximately RMB1,299.56 million, whereas contracted sales of car parking spaces amounted to approximately RMB11.08 million. GFA sold for properties was approximately 93,928 sq.m., with an average selling price of approximately RMB13,836 per sq.m..

### ■ Modern Land Established a Joint Venture for a Land in Seattle, U.S.

On 30 May 2016, Modern Land Seattle (an indirectly wholly-owned subsidiary of the Company), MGL Bellevue (a company which Mr. Zhang Lei indirectly owns 66.6% equity) and an independent third party — CW Development, signed the LLC Agreement in relation to the establishment of MGCW, LLC — a Washington company with limited liability, with an aim to acquire a land in Seattle.

The land is located at 427 9th Ave N, Seattle, WA98109, King County, Washington. The total site area is approximately 14,387 square feet and the gross floor area is approximately 237,000 square feet. This land is expected to be developed into serviced apartments for sale.

Modern Land believes that the establishment of MGCW and the proposed acquisition of the land are in line with the Group's business development strategies. It offers a good opportunity to strengthen the Group's property development and investment portfolio in the United States.

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Corporate Awards



- Modern Land was awarded “Best 100 China Real Estate Listed Companies with Strongest Comprehensive Strengths” and “Top 5 in Business Performance”

In the “2016 Listed Chinese Real Estate Company Assessment Conference”, Modern Land was awarded “Best 100 China Real Estate Listed Companies with Strongest Comprehensive Strengths”, and ranked 87<sup>th</sup> on the list. It also ranked Top 5 in Business Performance, which proves that the company’s outstanding and steady business performance are highly recognised by the industry.



Corporate Movements

- Modern Land Developed Strategic Partnership with Nanchang Municipal Public Group

On 11 May 2016, Modern Land and Nanchang Municipal Public Group established a strategic partnership. The strategic partnership is based on complementary advantages, shared opportunities and resources. There will be an all-round and multi-level cooperation in various fields, such as, “to obtain quality projects to cooperate in, projects development, technology export of green technical products, cooperation on property and industry fund, etc”. The cooperation between Nanchang Municipal Public Group and Modern Land will offer high quality products and services to customers, which brings a higher return to shareholders. It will also bring innovative elements to the city’s development.



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## ■ Modern Land Established Strategic Partnership with Alibaba

On 15 May 2016, based on mutual trust and the shared goal of integrating Internet and real estate, Alibaba and Modern Land will promote the business connection between the residential projects of Modern Land and Alibaba's innovative business division and will start a nation-wide in-depth cooperation in launching a series of online trading products related to the real estate industry, which officially marks the strategic partnership between the two companies.



## ■ Modern Land Successfully Held the International Community's Global Strategic Partnership Signing Ceremony

On 27 May 2016, Modern Land successfully held a signing ceremony of international community's global strategic partnership. Mr. Zhang Peng, Executive Director and president and Mr. Chen Yin, Executive Director, together with other 40 strategic partners including Alibaba, Sou Fang, Centaline Property, Jing Dong, Jin Ri Tou Tiao, Souhu Focus, attended the ceremony and signed the cooperation agreement. This represents their comprehensive cooperation from big data to online trading as well as for the in-depth development of property investment market in North America and achieves a global strategic plan.



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