

Stock Information

Stock Code	01107.HK
Closed Price	HK\$1.14
52-week Range	HK\$0.80 - 2.20
Market Cap	HK\$2,576 million
No. of Issued Shares	2,260 million shares
Listing Date	12 July 2013
*Information at	30 Sep 2016

2016 Interim Results Financial Highlights

Revenue	RMB4,271 million
Gross Profit	RMB802 million
Profit attributable to owners of the Company	RMB500 million
Basic Earnings per Share	RMB24.0 cents
Diluted Earnings per Share	RMB23.9 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, Xi'an, Taiyuan, Wuhan, Changsha, Hefei, Nanchang, Dongdaihe, Jiujiang, Xiantao, Foshan and Nanjing. The Group possesses strong capabilities in R&D and integration of advanced energy-saving technologies. Through its "MOMA" energy-saving technology 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 September 2016

2016 first nine months contracted sales amounted to approx. RMB12,410 million, representing 72.18% year-on-year increase

For the nine months ended 30 September 2016, contracted sales of the Group amounted to approximately RMB12,410.57 million, of which, contracted sales of properties amounted to approximately RMB12,249.61 million, whereas contracted sales of car parking spaces amounted to approximately RMB160.96 million. GFA sold for properties was approximately 1,075,574 sq.m., with an average selling price of approximately RMB11,389 per sq.m..

In September 2016, contracted sales of the Group amounted to approximately RMB1,907.28 million, of which, contracted sales of properties amounted to approximately RMB1,896.96 million, whereas contracted sales of car parking spaces amounted to approximately RMB10.32 million. GFA sold for properties was approximately 131,080 sq.m., with an average selling price of approximately RMB14,472 per sq.m..

■ Introduced Great Wall International as Strategic Investor

On 8 September 2016, Modern Land announced that it entered into a subscription agreement with Great Wall Pan Asia International Investment Company Limited ("Great Wall International"), a subsidiary of China Great Wall Asset Management Corporation ("Great Wall Asset"). Great Wall International has agreed to subscribe for a total of 172,872,000 shares of Modern Land at the price of HK\$1.01 per share, at a total consideration of HK\$174,600,720 which will be payable in cash. The subscription shares represent approximately 8.28% of the existing issued share capital and approximately 7.65% of the total enlarged issued share capital of Modern Land. Modern Land intends to utilise the net proceeds for property development business outside the PRC and for general working capital. The share subscription was completed on 20 September 2016.

As one of the top four finance asset management companies in China, Great Wall Asset is a state-owned non-bank financial institution which is approved by the State Council and established by the Ministry of Finance of the PRC.



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Corporate Movement

■ **Modern Land Tapped into Southern China Region with Foshan Project**

On 2 September 2016, Modern Land officially tapped into Southern China region with its first brand conference launched in Foshan, Guangdong. Modern Land’s executive director and president Mr. Zhang Peng, CTO Mr. Chen Yin, Air Dino general manager Mr. Jia Yan, 51VR CEO Mr. Li Yi, together with over 400 guests witnessed the conference with the theme of “Combination of South and North, Charm of East Zen Spirit”.

The attendees enjoyed numerous breathtaking shows which symbolize the inclusive nature of Modern Land culture, including Lingnan martial art, Xiguan elegant dance, Beijing opera masks art and modern fashion walk.



Modern Land’s executive director and president Mr. Zhang Peng said, “Foshan is a city brimming with delight and bliss. Modern Land aims to present the city with its best product.”

Foshan Modern Wanguofu MOMA is positioned as an urban oasis with ideal proximity to a lake and panoramic views of both Guangzhou & Foshan, according to Modern Land (Foshan) sales director Mr. Zhou Zhaobin. It is embedded with 15 Modern Land technology systems and over 60 patents in the industry, as well as the core concept of “MOMA Life Communities 4+1” (devotion to living homes with green residences + technological communities + healthy communities + all-age communities + overseas lifestyle communities). The project offers diverse house types with area of approximately 93-130 sq.m..

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Corporate Movement

Strategic Cooperation with Shanxi Investments Group

On 1 September 2016, Modern Land signed a strategic cooperation agreement with Shanxi Investments Group Co., Limited (“Shanxi Investments Group”), which indicated the two companies will team up in acquisition of high-quality property projects, joint investment & development, output of green technology construction and other different aspects.

Shanxi Investments Group is an integrated investment company established by the former four province-owned finance asset management companies, also one of the 21 companies supervised by the Shanxi State-owned Assets Supervision and Administration Commission.

The first project jointly developed by Shanxi Investments group and Modern Land was the Taiyuan Modern MOMA Yan Hu Cheng. In fact, northern China is the earliest strategic location in the expansion blueprint of Modern Land. The Company has operated in Shanxi for around 10 years.



Awarded “Top 10 Brands of Northern China Real Estate Companies”

The China Real Estate Brand Value Research Results Conference 2016 hosted by Developer Research Center of the State Council, China Index Academy and Real Estate Research Institute of Tsinghua University was held in Beijing on 6 September 2016.

Modern Land is awarded the “2016 Top 10 Brands of Northern China Real Estate Companies” and “2016 Leading Brands of China Residential Real Estate Companies-Green Technology Real Estate”. Wan Guo Fu MOMA is awarded the “2016 Top 10 Brands of China Residential Real Estate”. Modern Land’s executive director and president Mr. Zhang Peng also garnered the distinguished contribution award of 2016 China Real Estate Brands.



Awarded “Best 50 of China Real Estate Developers Brand Value”

The China Real Estate Brand Value Evaluation Results Conference 2016 hosted by China Real Estate Association and Shanghai Yiju Real Estate Research Institute was held in Xiamen on 21 September 2016.

Modern Land is awarded the “2016 Best 50 of China Real Estate Developers Brand Value” and “2016 China Real Estate Professional Brand Value – Green Technology Real Estate” in terms of its outstanding competence of green technology .



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Corporate Movement

■ Modern Land Became Incubator for a VR Training Service Provider

After 51VR, the latest incubation project of Modern Land – “VRStar” has launched its 2016 strategic conference with the theme of “Dream, Share, Make Future” in Beijing on 8 September 2016. In addition to the signing ceremony, more than 10 experts and specialists in virtual reality (VR) sector were invited to join the conference to share their unique experience.

In seek of business diversification, Modern Land has already invested and incubated a VR company called “51VR”, which is positioned to utilise cutting-edge VR/AR technology in property sector and potential automobile sector. Since “VRStar” is a one-stop training service provider for VR and gaming developers in China, Modern Land anticipates the company to play a pioneering role in the fast-growing green education Eco-cycle.



■ Internet Drama 《摩碼者》 to Debut on Iqiyi Platform in October

On 28 September 2016, the premiere of Modern Land’s drama 《摩碼者》 was held in Broadway Cinematheque MOMA in Beijing. The lively event, featuring the theme of “Gene Evolution Theory”, attracted numerous property leaders, media reporters, movie celebrities and renowned entrepreneurs.

《摩碼者》 is a science-fiction & fantasy drama that centers on young heroes and heroines who possess supernatural power but being oppressed by the dark force. They gradually rise to fight against evil, disclose enemy’s plots and explore the truth. The drama is an embodiment of Modern Land’s value and culture, thereby being called the “GENE drama” of the company.



Investor Activities

Date	Venue	IR Activity
1-3 September 2016	Singapore	2016 Interim Results Non Deal Roadshow

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