

Stock Information

Stock Code	01107.HK
Closed Price	HK\$1.08
52-week Range	HK\$0.80 - 2.20
Market Cap	HK\$2,441 million
No. of Issued Shares	2,260 million shares
Listing Date	12 July 2013
*Information as at	31 Oct 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 October 2016

2016 first ten months contracted sales amounted to approx. RMB13,505 million, representing 53.92% year-on-year increase

For the ten months ended 31 October 2016, contracted sales of the Group amounted to approximately RMB13,504.98 million, of which, contracted sales of properties amounted to approximately RMB13,321.94 million, whereas contracted sales of car parking spaces amounted to approximately RMB183.04 million. Gross floor area ("GFA") sold for properties was approximately 1,185,060 square metres ("sq.m."), with an average selling price of approximately RMB11,242 per sq.m..

In October 2016, contracted sales of the Group amounted to approximately RMB1,094.41 million, of which, contracted sales of properties amounted to approximately RMB1,072.33 million, whereas contracted sales of car parking spaces amounted to approximately RMB22.08 million. GFA sold for properties was approximately 109,486 sq.m., with an average selling price of approximately RMB9,794 per sq.m..

■ Successfully Issued First Offshore Green Bond among Chinese Property Developers

On 14 October 2016, Modern Land announced that the Company has successfully issued USD350,000,000 senior notes due 2019 with interest at the rate of 6.875% per annum. The notes are issued as green bonds which makes Modern Land the first Chinese property developers listed in Hong Kong to issue such bonds while capturing opportunities arisen from green finance.

The green bond is aimed to fund Modern Land's existing projects and businesses with environmental benefits in alignment with the Green Bond Principles issued by the International Capital Market Association, by way of refinancing existing debt. Center for International Climate and Environmental Research in Oslo has provided distinguished Second Opinion report for Modern Land's green bond. Fitch Ratings and Moody's have also assigned the green bond a final rating of 'B+' and 'B2' respectively.

Official release on Second Opinion on Green Bond Framework & Green Bond Framework :

- 1) <http://www.modernland.hk/enus/index.php?g=&m=read&a=index&id=531>
- 2) <http://www.modernland.hk/enus/index.php?g=&m=read&a=index&id=530>

A homeland of "Green + Comfort + Energy-Saving + Mobile Interconnecting Full Life Cycle"



Corporate Events

■ Signed with Huatong Construction and Wuhan Huangjinkou

On 28 October 2016, Modern Land signed strategic cooperation contracts with Wuhan Huatong Construction Groups Company Limited (武漢華通建設集團有限公司) (“Huatong Construction”) and Wuhan Hanyang Huangjinkou Industrial Zone Investment Development Company Limited (武漢漢陽黃金口工業園區投資開發有限公司) (“Wuhan Huangjinkou”). Modern Land has tapped into Wuhan since 2013. This cooperation indicates Modern Land’s determination to cultivate in Wuhan and root in Middle China.

Huatong Construction and Wuhan Huangjinkou are local large enterprises with distinguished competence in land bank, land investment, urban construction and resource development.



■ Procured RMB5 billion Credit Line by Partnering with Chang’an Bank

On 20 October 2016, Modern Land and Chang’an Bank (the “Bank”) officially built up strategic cooperation partnership by entering into a strategic agreement pursuant to which the Bank will intentionally issue a RMB5 billion credit line to Modern Land in the future.

The Bank is a joint-equity commercial bank founded under the guidance of Shaanxi Provincial Committee and Shaanxi Provincial People’s Government, with approval of China Banking Regulatory Commission in the form of consolidation with 11 strategic investors including Yanchang Petroleum (Group) CO., Ltd, Shaanxi Non-ferrous Metals Holding Group Co., Ltd and Shaanxi Coal Industry Company. The Bank officially commenced operation on 31 July 2009.



■ Mr. Zhang Peng was appointed as the President of Specialized Full-Decoration Committee of CRECC

On 19 October 2016, China Real Estate Chamber of Commerce (CRECC) 4th member meeting and the 13th Elite Award Ceremony were launched together in Beijing.

Established for 15 years, CRECC has become the backbone in the Chinese real estate industry. The annual conference, also known as the 4th member meeting, aimed to appoint new council. Modern Land’s executive director and president, Mr. Zhang Peng was honorably appointed the vice president of the 4th Council of CRECC and also the president of the newly established institution of CRECC, “Specialized Full-Decoration Committee”.



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Corporate Events

■ Cooperation of Redevelopment Project of the Urban Village inside Nanyan, Taiyuan

On 11 October 2016, the signing ceremony on the redevelopment project of the urban village inside Nanyan Village of Jinyuan District, Taiyuan was held by Modern Land in Taiyuan. The Shanxi subsidiary of Modern Land, Nanyan villagers committee, Xinnanyan Longteng Trade Company Ltd(新南堰龙腾贸易有限公司), Yijing Street Office of Jinyuan District and Kaizun Real Estate Development Company Ltd(凯尊房地产开发有限公司) successfully signed the “Joint Development Agreement of Reconstruction Project of the Urban Village inside Nanyan Village of Jinyuan District, Taiyuan”.



■ Awarded two Elite Science And Technology Awards

The 13th Elite Science and Technology Award Ceremony was co-sponsored by CRECC and Elite Human Habitat Development Foundation which engaged in acknowledging and awarding enterprises and projects contributing to upgrad the Chinese human habitat quality and propelling technology innovation in habitat field.

Modern Land's Nanjing Wanguocheng MOMA and the household filtration system of air source called “Air Dino1(恐龙壹號)” won the 13th Elite Science And Technology Awards respectively. Elite Science And Technology Award is currently the most authoritative, professional and demonstrative award in the Chinese human inhabitant and urban construction field.



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