

01107.HK) Stock information

IPO Date	12 July 2013
Closing price (30 April 2021)	HKD0.810
52-week range	HKD0.820-1.200
Total number of shares	2.795 billion shares
Market cap	HKD2,264million
* Data are through:	30 April 2021

2020 Annual Results

Revenue	RMB15,740.5million
Gross profit	RMB3,784.5 million
Profit for the year	RMB1,117.0 million
Basic EPS	RMB0.264
Diluted EPS	RMB0.264

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I. Company Profile

Modern Land (China) Co., Limited (hereinafter referred to as the "Company" or "Modern Land", together with its subsidiaries as the "Group") is a company listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") from 12 July 2013 with Class 1 qualification in real estate development in the People's Republic of China (the "PRC" or "China"). The Company was rated as one of top 100 China real estate enterprises for five consecutive years, and received the highest standard green rating certification from S&P and a "Green Finance Pre-issuance Stage Certification" from The Hong Kong Quality Assurance Agency in 2018, becoming the first mainland real estate stock company winning such honour. The Company was established on 11 January 2000 and has always been adhering to the development concept of "Technology Buildings and Quality Living", sticking to the development philosophy of "Natural Simplicity, Harmonious Health, Simple Focus, and Endless Vitality" and focusing on the theme of "Action of Loving My Homeland" to bring home owners the sincere and real life experience and achieve positive economic and social benefits. The Company pours itself to a homeland of "Green Technology + Comfort & Energy-saving + Mobile Interconnecting Whole-life Cycle Communities", successfully establishing "MOMA" as the iconic brand of green technology real estate operators in China. MOMA consists of four text graphics "M" "O" "Λ" "Λ". Two "M" symbolise our home, "O" represents the origin of the universe and "Λ" stands for human. The left and right half of the pattern symbolise architecture and life respectively, which in turn provides a vivid interpretation for the concept of the Company of "Technology Buildings and Quality Life".

II. Sales Performance in April

Contracted Sales in April at Around RMB 3,634.03 million

Modern Land (01107.HK) announced that in April, its contracted sales amounted to RMB 3,634.03 million, representing an increase of 100.52% YoY, of which approximately RMB 3,599.88 million was attributable to properties and approximately RMB 34.15 million to car parking spaces. GFA for properties under contracted sales was approximately 361,635 square metres ("sq.m.") and the average selling price per sq.m. was approximately RMB 9,954.

For the first four months of the year, contracted sales amounted to approximately RMB 12,882.55 million, representing an increase of 81.02% YoY, of which approximately RMB 12,787.24 million was attributable to properties and approximately RMB 95.31 million to car parking spaces. GFA for properties under contracted sales was approximately 1,277,895 sq.m. and the average selling price per sq.m. was approximately RMB 10,006.

III. Land Acquisition in April

In April, we acquired 3 land parcels located in Chongqing City and Taicang City, Suzhou Province.

- ① The land parcel is located in the Jiangbei area of Fuling District, with a positioning of recreation and holiday leisure. It has great potential for the future development.
- ② The land parcel is located in Bishan District, the core corridor of the Chengdu-Chongqing twin-city economic circle, within the Science City, which is a pioneer area for crosstown development and it is only one stop away from the University City.
- ③ The land parcel is located in the area of Lou Jiang New Town, which is a key development parcel of the government and will be upgraded to high-end industries such as technology education. The land parcel is adjacent to two universities under construction, Northwestern Polytechnical University and Xi'an Jiaotong-Liverpool University.

IV. New Launches in April

MOMA [Shaanxi] Modern Jing MOMA

On April 7, 2021, the G8# project of Modern Jing MOMA (Shaanxi), the Company of MOMA in Shaanxi, was popularly offered for sale again! The project team closely followed up and worked together to achieve pre-sales; In the face of a large number of low-priced competing products in the same market, the project has seized the opportunity to take over the market! All of the 129 houses were sold out on the day of the sale.



V. Awards Received in April

Time of Awards	Category of Awards	Awards	Awarding Institution
April	Project	Xianyang Guorun Modern Land Mirror MOMA -the 5 th Golden Winner of 2021 American Muse Design Award US	American Alliance of Museums (AAM) and International Award Associate (IAA)
	Project	Suzhou Modern Land Famous House MOMA - The 5 th Golden Winner of 2021 American Muse Design	American Alliance of Museums (AAM) and International Award Associate (IAA)
	Project	Chongqing Modern Land City MOMA - The 5 th Golden Winner of 2021 American Muse Design Award	American Alliance of Museums (AAM) and International Award Associate (IAA)

*The above awards were won by Modern Land and its associates

VI. News in April

MOMA Modern Land won three awards of American MUSE DESIGN AWARDS

In April, the American MUSE DESIGN AWARDS, one of the most influential international awards in the field of creative design in the world, announced the winners list, and Modern Land won three awards, including: Xianyang Guorun Modern Land Mirror MOMA was the gold winner of the MUSE DESIGN AWARDS Award, Suzhou Modern Land Famous House was won the MUSE DESIGN AWARDS Gold Award, and Chongqing Modern Land City MOMA was the silver winner of MUSE DESIGN AWARDS.



VI. News in April

Promoting green human settlements and creating an eco-friendly Green Town

On April 28, the launching meeting of the “Evaluation standard of human settlements in green towns” and the expert exchange meeting on the construction of urbanization human settlement environment were held in Beijing as scheduled. As a green technology housing enterprise invited to participate in the compilation of the "Standard", Modern Land, together with China Real Estate Association, CCTID and Sohu Focus. Chen Yiming, Vice President and Secretary General of China Association of Real Estate Industry, Zhang Peng, the prepare team leader and Honorary Vice-chairperson of China Real Estate Association, the Executive Director and President of Modern Land, and other industry experts, participating enterprises and members of the compilation group attended the meeting.



President taught at Zhongqing Business School: Real Estate' s “three opportunities and three potentials”

On April 17, the seminar on “Organizational Change in the Transformation and Upgrade of Real Estate Enterprises” organised by Zhongqing Business School was officially launched in Beijing. Zhang Peng, Executive Director and President of Modern Land, Zhang Shihong, Senior Vice President of Modern Land, and CEO of Modern Management, and Han Feiyu, Senior Vice President of Modern Land and General Manager of R&D Design Institute, were invited to share keynote speeches. Zhang Peng, Executive Director and President of Modern Land, delivered a keynote speech titled “three opportunities and three potentials” to explain the future development trend of the real estate industry and how to deal with the situation.



VI. News in April

MO MA Modern Land reaches a cooperation with Rongde Culture and Media Group

On April 16, Modern Land entered into a strategic cooperation agreement with Rongde Culture Media Group, pursuant to the principles of mutual respect, fair and equal, integrity and trustworthiness, compliance with rules and regulations, and common development, both parties will give full play to their comprehensive advantages in capital, technology, talent, management and resources, and cooperate in real estate development in accordance with laws and regulations.



MO MA Modern Land reaches cooperation with Cangzhou Mianwei Real Estate Development Co., Ltd.

On April 16, Modern Land entered into a strategic cooperation agreement with Cangzhou Mianwei Real Estate Development Co., Ltd. In order to optimize the allocation of resources and achieve mutual benefit and win-win situation, both parties agreed to jointly establish a project company to participate in the bidding for the land use right of the target land parcels and carry out cooperative development of the target land parcels after equal and amicable negotiation.



VI. News in April

Modern Land reaches strategic cooperation with Credit Land

On April 24, Modern Land entered into a strategic cooperation agreement with Credit Land in Xi' an to formally establish a strategic cooperation partnership, which is another cooperation after [Modern Jing MOMA \(Xi' an\)](#). Pursuant to the strategic cooperation agreement, both parties will establish strategic cooperation in areas such as the development/operation of industrial-linked real estate projects and continue to promote regional development. In the future, both parties will continue to deepen exchanges and work together to create more diversified and wonderful imagination of the city.



Modern Land enters into a cooperation agreement with CCTID

On April 27, Modern Land in the Eastern China region and the company of CCTID in Jiangsu and Zhejiang region reached a cooperative intention on the new project and concluded in-depth partnership. Modern Land has accumulated the core development concept of green technology and technological advantages for 21 years, and has a full life cycle industrial management and operation model. CCTID has again chosen to cooperate with Modern Land, which fully reflects CCTID' s recognition of the green business of Modern Land.



VI. News in April

MOMA Tree planting and mountaineering activity held successfully in 2021

On April 9, the tree planting and mountaineering activity in 2021 was successfully held, which was the activity of "there is the light on the road ahead, and there is the hope for success" of the "Modern Land's Action of Loving My Homeland". The members of the president's office meeting of Modern Land, together with staff and the their families of MOMA, , have gathered around the "Fangshan Manlan Four Seasons " for tree planting and mountaineering, to stimulate the ambition of MOMA, enjoy the weather in spring with families, and live up the mission to be in love with our homeland.



VII. Investor Relations Event Calendar

No.	Date	Place	Investor activities
1	19-20/4	Online	Credit Suisse Bond Investor Conference
2	15-16/4	Online	UBS Bond Investor Conference
3	4/12	Online	Haitong Securities Bond Investor Conference
4	23-25/3	Online	Bank of America Securities Investor Roadshows
5	22-23/3	Online	Deutsche Bank European Investor Roadshows
6	19/3	Online	Guotai Junan Asian Bond Investor Roadshow
7	18/3	Online	2020 Annual Results Announcement Conference
8	4/2	Online	Bank of America Non-deal Roadshows
9	2/2	Online	Credit Suisse Non-deal Roadshows
10	29/1	Online	CMB International Non-deal Roadshows
11	25/1	Online	Bank of America Securities Non-deal Roadshows
12	15/1	Online	Barclays Non-deal Roadshows