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CORPORATE FACT SHEET

A Leading Zhengzhou-Based Property Developer

CentralLand is a leading Zhengzhou-based property developer focusing on specialty wholesale trading hubs. In 2008, the Group completed its first commercial property development, J-Expo I (金智•万博商城 I), a small commodities (小商品) wholesale centre. Currently, the Group is involved in four main development projects: J-Expo II (金智•万博商城 II), Tianrong Fashion City (天荣时装城), Nongye Road (农业路) and the high-end residential development, Guoling Shanshui (果岭山水). The Group also provides property management services to Jiancai Gang (建材港), a wholesale centre for building materials.



J-Expo I (金智•万博商城 I)

- **CentralLand's commercial property**
 - Wholesale of consumer commodities (小商品)
 - Total site area of approx 9,771 sq m
 - Aggregate saleable GFA of 65,890 sq m
 - Comprises a basement, five storeys of retail units and seven storeys of office units
 - 2,560 retail and 192 office units, with a 320-lot open-air carpark
- **Strategically situated in the heart of Zhengzhou City**
 - Within walking distance to the Zhengzhou Railway Station and the Zhengzhou Long Distance Central Bus Station
 - Located within the main wholesale centre of Zhengzhou City
- **Status Update of J-Expo (*As at 31 Mar 2010)**
 - 76.3% of saleable GFA sold

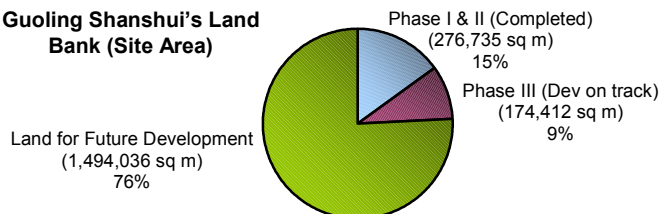
Levels	Completion Date	Total Saleable GFA (sq m)	Units	No of Units Sold	No of Units Delivered	ASP/unit (RMB/sq m)
B1, L1-L3	2Q2008	36,282	1,792 retail units	1,691	1,679	17,132
L4-L5	2Q2008	18,297	768* retail units	464	448	11,709
L6-L12	2Q2008	11,311	192 office units	147	144	6,221
Total		65,890	2,560 retail units / 192 office units			

*302 units of the unsold units on level 4 and 5 were rented out as of 31 Mar 2010.

Guoling Shanshui (果岭山水)

- **CentralLand's self-contained, high-end integrated property development**
 - Targeted primarily at middle and high-income purchasers
 - Total site area of 1.87 million sq m
 - Total estimated GFA of up to 3.31 million sq m
- **Large-scale luxurious resort-themed residential development**
 - Located 15 mins drive away from Zhengzhou City
 - Approx 5km away from the Yellow River Scenic Area

Guoling Shanshui's Land Bank (Site Area)



- **Phase I and II fully sold and delivered**
 - GFA of 160,828 sq m
- **Phase III development on track**
 - Low-rise apartments, townhouses, duplexes and commercial units
 - Stage 1 construction underway ; pre-sales launched in end-October 2009 (Take-up rate of 42% as at 10 May 2010)
 - Stage 2 construction to commence in FY2010
- **Land for future development**
 - Total site area of approx 1.5 million sq m

Key Data

- Listing : SGX Mainboard
- Stock codes : CTL SP (Bloomberg)/E3S.SI (Reuters)
- Issued Share Capital : 1,845,000,000
- Free Float : 13.3%
- Share Price (19 Mar 2010) : S\$0.475
- Market Capitalisation : S\$876.38 million
- Earnings Per Share : 0.01 RMB cents (1Q2010)
- Net Asset Value Per Share : 75.12 RMB cents (1Q2010)

	FY2008	FY2009	1Q2009	1Q2010
Revenue (RMB' million)	713.7	155.0	63.8	29.9
Net Profit (RMB' million)	148.8	12.2	8.1	2.8
GFA Sold (Sq m)	52,980	9,147	4,794	-

New Commercial Developments

- **J-Expo II 金智•万博商城 II**
 - Adjacent to J-Expo I ; Commenced construction in 2Q2010
 - Site area: 8,139 sq m ; Total saleable GFA: 80,000 sq m
 - Wholesale centre of consumer commodities ; 2,500 units
 - Registration of interest 229% oversubscribed (As at 10 May 2010)
- **Tianrong Fashion City 天荣时装城**
 - Secured land parcels totaling 15,081 sq m belonging to a 26,668 sq m site
 - To acquire adjacent site area of 20,001 sq m directly from the government ; Target to acquire balance land in 4Q2010
 - To be developed into a mixed-use commercial development over a five-year period
- **Nongye Road Project 农业路项目**
 - Site area: 16,123 sq m ; Total saleable GFA: 100,092 sq m
 - Residential cum retail development
 - To commence construction in 2Q2010
 - Strategically located at the boundary of the new Zhengdong CBD (郑东新区) and the old city centre's business district

- **Guoling Shanshui Phase III 果岭山水三期**
 - Site area: 174,412 sq m ; Saleable GFA of 132,763 sq m
 - Stage 1: 540 units (GFA of 43,763 sq m)
 - Stage 2: under planning (GFA of 89,000 sq m)

Rental Income and Property Management Services

- **Jiancai Gang 建材港**
 - Acquired master tenancy on 30 Nov 2009 for duration of 20 years
 - Site area: 758,574 sq m ; GFA of 354,568 sq m
 - Wholesale centre for building materials
 - Two new stable income streams: Sub-leasing and property management
- **Guoling Shanshui 果岭山水**
 - Golf course, hotel and commercial retail units

Strategies & Future Plans

- *Focus on niche specialty wholesale trading hubs*
- *Build a team of professional in-house property managers and beef up its property management portfolio*
- *Continue to exercise entrenched prudent cost discipline in its operations to maximize returns for shareholders*