

21st Floor
No. 12 CBD ShangWu WaiHuan Rd
Zhengdongxin District
Zhengzhou City
Henan Province, PRC 450016

Tel: +86-371-6389-0406
Fax: +86-371-6389-0345
www.centralandltd.com

Johnson Choo
Vice President
IR & Corporate Communications
Tel: +65-94506527
+86-158-3838-1086
johnsonchoo@centralandltd.com

Centraland is a leading Zhengzhou-based property developer and property manager focusing mainly on specialty wholesale trading hubs. In 2008, the Group completed its first wholesale mall development, J-Expo 1 (金智•万博商城 1), specialising in small consumer goods (小商品). Currently, the Group is involved in four main development projects: J-Expo 2 (金智•万博商城 2), Tianrong Project (天荣时装城), Nongye Road Project (农业路项目) and the high-end residential development, Guoling Shanshui (果岭山水). The Group also provides property management services to Jiancai Gang & Tianrong Auto-city (建材港兼天荣时装城), an integrated wholesale mall for building materials and automobile parts.



J-Expo 1 (金智•万博商城 1)

- **Centraland's commercial property**
 - Wholesale mall for small consumer goods (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 I (*As at 30 Jun 2011)**
 - 78.6% of saleable GFA sold

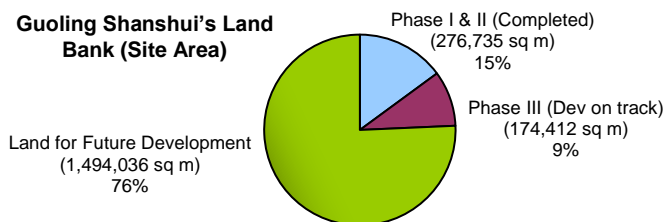
Levels	Completion Date	Total Saleable GFA (sq m)	Units	No of Units Sold	No of Units Delivered	ASP/unit (RMB/sq m)
B1, L1-L3	2Q2008	36,282	1,792 retail units	1,691	1,679	17,132
L4-L5	2Q2008	18,297	768* retail units	482	450	11,777
L6-L12	2Q2008	11,311	192 office units	163	147	6,259
Total		65,890	2,560 retail units / 192 office units			

*302 units of the unsold units on level 4 and 5 were rented out as of 30 Jun 2011.

Guoling Shanshui (果岭山水)

- **Centraland's self-contained, high-end integrated residential 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, duplexes, townhouses and commercial units
 - Stage 1 construction underway ; 485 units out of 540 low-rise apartment units sold as at 30 Jun 2011 (pre-sales)
 - Stage 2 construction commenced in 4Q2010 ; 17 units out of 48 duplexes sold as at 30 Jun 2011 (pre-sales)
- **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 (9 May 2011) : S\$0.360
- Market Capitalisation : S\$664.20 million
- Earnings Per Share : (0.03) RMB cents (2Q2011)
- Net Asset Value Per Share : 82.88 RMB cents (2Q2011)

	2Q2011	2Q2010	1H2011	1H2010
Revenue (RMB' million)	28.0	31.0	56.4	60.9
Net Profit (RMB' million)	0.6	1.3	2.7	4.1
GFA Sold and Delivered (Sq m)	-	267	-	267

Commercial Properties under Development

- **J-Expo 2 金智•万博商城 2**
 - Wholesale mall for small consumer goods: 2,500 units
 - Commenced construction in 4Q2010
 - Site area: 9,000 sq m ; Total leasable GFA: 93,000 sq m
 - Registration of interest 287.4% oversubscribed (As at close of registration on 25 Oct 2010)
- **Nongye Road Project 农业路项目**
 - Residential cum retail development
 - Commenced construction in 4Q2010
 - Site area: 16,123 sq m ; Total saleable GFA: 100,092 sq m
 - Strategically located at the boundary of the new Zhengdong CBD (郑东新区) and the old city centre's business district
- **Tianrong Project 天荣时装城**
 - Secured 4 land parcels totaling 24,026 sq m
 - To acquire adjacent site area of 16,792 sq m directly from the government
 - To be developed into an integrated commercial development over a five-year period
- **Guoling Shanshui Phase III 果岭山水三期**
 - Site area: 174,412 sq m ; Total saleable GFA of 132,763 sq m
 - Stage 1: GFA of 43,763 sq m
 - Stage 2: GFA of 89,000 sq m

Rental Income and Property Management Services

- **Jiancai Gang 建材港**
 - Wholesale mall for building materials and automobile parts
 - Subdivided into Jiancai Gang (building materials) and Tianrong Auto-city 天荣汽配城 (automobile parts) in 4Q2010
 - Site area: 758,574 sq m ; GFA of 354,568 sq m
 - Two recurring income streams from sub-leasing and property management
- **Guoling Shanshui 果岭山水**
 - Golf course, hotel and commercial retail units

Strategy & Future Plans

- Focus on the development of wholesale malls
- Continue to enhance its recurring income streams from rental income and property management fees
- Continue to exercise entrenched prudent cost discipline in its operations to maximise returns for shareholders