

YANLORD LAND GROUP LIMITED – EXERCISE OF OVER-ALLOTMENT OPTION BY INITIAL PURCHASERS FOR NOTE OFFERING

Singapore, February 5, 2007 – Yanlord Land Group Limited (SGX-ST: Yanlord) today announced that the initial purchasers for its offering of S\$415,000,000 convertible notes due 2012 have exercised their option to purchase an additional S\$62,250,000 million principal amount of the notes. The closing for the additional S\$62,250,000 notes is expected to occur on February 6, 2007 at the same time as the firm closing for the S\$415,000,000 notes.

The ordinary shares, the notes and the ordinary shares issuable upon conversion of the notes have not been and will not be registered under the United States Securities Act of 1933 and may not be offered or sold in the United States absent registration or an applicable exemption from registration requirements. Yanlord does not intend to register its securities for sale in the United States or to conduct a public offering of securities in the United States. This press release is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of these securities.

About Yanlord Land Group Limited:

Yanlord is a Singapore-incorporated real estate developer based in the PRC that focuses on developing high-end residential property projects in prime locations within strategically selected key and high-growth cities in the four major economic regions of the PRC. Since 2003, Yanlord also began developing high-grade commercial properties, such as office buildings, retail space and serviced apartments, for sale and lease. Yanlord also provides high-quality property management services, currently for the projects it developed. **The initial public offering for the shares of Yanlord was jointly managed by HL Bank and CLSA Merchant Bankers Limited (the “Managers”). The Managers assume no responsibility for the contents of this press release.**

Forward-Looking Statements:

Certain statements contained in this announcement may be viewed as “forward-looking statements”. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual performance, financial condition or results of operations of Yanlord to be materially different from any future performance, financial condition or results of operations implied by such forward-looking statements.

Media Contacts:

Yanlord Land Group Limited

Michelle Sze, Assistant to CEO
Head of Investor Relations
Phone: (852) 2861 0608
michelle.sze@yanlord.com

Edwin Hsu, Assistant GM
Investor Relations Department
Phone: (65) 6331 0812
edwin.hsu@yanlord.com.sg

WeR1 Consultants Pte Ltd

Yim Jeng Yuh, Associate Consultant
Phone: (65) 6737 4844
yimjy@wer1.net