



Press Release

**Yanlord Land (H.K.) Co., Ltd.
USD 200 Million Equivalent Term Loan / Revolving Credit Facility**

Guaranteed by

**Yanlord Land Group Limited
Yanlord Land Pte. Ltd.
Yanlord Commercial Property Investment Pte. Ltd.
East Hero Investment Limited
Yanlord Real Estate Pte. Ltd.
Singapore Yanlord Land (H.K.) Ltd.
Palovale Pte. Ltd.**

(Singapore / Hong Kong, 7 November 2007) Yanlord Land Group Limited (“Yanlord”, and together with its subsidiaries, the “Group”) today signed a facility agreement in connection with a 3-year USD 200 Million Equivalent Term Loan and Revolving Credit Facility (the “Facility”). The Facility, available in both USD and HKD, includes a USD 120 Million Equivalent Term Loan and a USD 80 Million Equivalent Revolving Credit Facility, and is to finance the general corporate funding requirements of the Group including the acquisition of land and property.

Lead-arranged and underwritten by ABN AMRO Bank N.V. and The Hongkong and Shanghai Banking Corporation Limited which later brought in DBS Bank Ltd as Coordinating Arranger into the Arranging group, the Facility received a very positive response in the syndicated loan market with participation from a total of 13 international and local financial institutions from 6 countries and regions.

The success of this syndication for a first time borrower in the syndicated loan market is not only a tribute to the professionalism of the Yanlord management team, but also a vote of confidence by the banking community in the future direction and development of the Group. The Facility further demonstrates Yanlord's ability to successfully access both the debt and equity capital markets and forms an important part of Yanlord's growth strategy.

The 3-year Term Loan Facility carries an interest margin of LIBOR/HIBOR + 1.50% per annum, whilst the 3-year Revolving Credit Facility carries an interest margin of LIBOR/HIBOR + 1.60% per annum.



The syndicate group comprises the following banks and financial institutions:

Coordinating Arrangers

ABN AMRO Bank N.V. 荷兰银行

The Hongkong and Shanghai Banking Corporation Limited 香港上海汇丰银行有限公司

DBS Bank Ltd 星展银行(香港)有限公司

Arranger

Oversea-Chinese Banking Corporation Limited, Hong Kong Branch 华侨银行香港分行

Co-Arrangers

Aozora Asia Pacific Finance Limited 蓝天亚太金融有限公司

Bank Of China (Hong Kong) Limited 中国银行(香港)有限公司

Fubon Bank (Hong Kong) Limited 富邦银行(香港)有限公司

Hang Seng Bank Limited 恒生银行有限公司

Senior Managers

Bank of China Limited, Macau Branch 中国银行澳门分行

CITIC Ka Wah Bank Limited 中信嘉华银行有限公司

Industrial and Commercial Bank of China (Asia) Limited 中国工商银行(亚洲)有限公司

Managers

Cathay United Bank Company, Limited, Hong Kong Branch 国泰世华银行香港分行

Bank SinoPac, Hong Kong Branch 永丰商业银行, 香港分行

About Yanlord Land Group Limited

The Yanlord Land Group is a real estate developer based in the PRC that focuses on developing high-end integrated residential and commercial projects, and integrated property development projects, in strategically selected key and high-growth cities in the PRC. Since the Yanlord Land Group took its first step to enter the PRC market in 1993, it has successfully developed a number of large-scale residential property developments with international communities, such as Yanlord Gardens, Yanlord Riverside Gardens, Yanlord Riverside City, Plum Mansions and Yanlord International Apartments. The “Yanlord” name has been developed into a premium brand - synonymous with quality - within the PRC property development industry. Since 1993, the Yanlord Land Group has extended its geographical reach into various cities in the PRC, including Shanghai, Nanjing, Guiyang, Chengdu, Zhuhai, Tianjin, Suzhou and, most recently, Shenzhen. Its typical property development projects are large-scale, multi-phased projects designed and built by international architects and leading designers.



Yanlord Land Group has also extended its commercial property development business and has acquired a considerable amount of land for commercial use and commenced the construction of retail mall, office, hotel and serviced residence developments.

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For enquiries, please contact:

Ms. Michelle Sze
Assistant to CEO & Head of Investor Relations
Yanlord Land Group Limited
(Tel: 852 2861 0608)

Mr. Anup Kuruvilla
Executive Director
Head of Loan Syndicate & Sales- Asia
ABN AMRO
(Tel: 852 2700 3829)

Mr. Philip Lipton
Managing Director and Head of Syndicated Finance
Asia-Pacific
Global Capital Markets
HSBC
(Tel: 852 2822 3070)