



仁恒
YANLORD

**NEWS RELEASE – UPDATE ON PRE-SALES PRICES AND TAKE-UP
RATES OF APARTMENT UNITS OF YANLORD’S PROPERTY
DEVELOPMENTS**

- 100% take-up rate on the day of launch for 31 duplex apartment units in Shanghai Yanlord Riverside City (Phase 2), total pre-sale proceeds amounted to RMB527.8 million or average selling price of RMB34,924 per sqm
- 104 of 150 apartment units in Nanjing Bamboo Gardens (Phase 3) pre-sold on launch day at ASP of RMB10,726 per sqm; total pre-sale proceeds amounted to RMB144.5 million.
- 180 of 228 apartment units in Zhuhai New City Garden Phase 1 (batch 2) were pre-sold on launch day at ASP of RMB9,200 per sqm; total pre-sale proceeds amounted to RMB257.4 million.
- Strong response reflects the robust underlying demand for quality accommodation underscored by strong economic performance, rising affluence of its population and increasing urbanisation in the PRC

(1st Oct, 2007 – Singapore/Hong Kong) -- YANLORD LAND GROUP LIMITED (“Yanlord”), a real estate developer focusing on developing high-end integrated residential and commercial properties in strategically selected high-growth cities in the People's Republic of China ("PRC") wishes to announce the following updates on the pre-sales of apartment units in certain projects under development in September which will be progressively completed and delivered in 2007:

(I) Shanghai Yanlord Riverside City (Phase 2) (仁恒河滨城, 二期)

Yanlord released and pre-sold a total of 31 duplex apartment units in Yanlord Riverside City (Phase 2) on 28 September 2007; representing a total gross floor area (“GFA”) of 15,113 square metres (“sqm”). With a take-up rate of 100% on the day of launch, the sale of these apartment units grossed, in aggregate, RMB527.8 million in pre-sale proceeds.

Average selling price (“ASP”) for this development increased 43.8% to RMB34,924 per sqm from RMB24,289 per sqm achieved in July 2007.

(II) Nanjing Bamboo Gardens (Phase 3) (南京翠竹园, 三期)

Yanlord released a total of 150 apartment units in Bamboo Gardens (Phase 3) on 28 September 2007; of which 104 apartment units were sold on the day of the launch, representing a take-up rate of 69.3%. Total GFA of 13,474 sqm was pre-sold, grossing an aggregate, RMB144.5 million in pre-sales proceeds.

ASP for this development increased 26.2% to RMB10,726 per sqm from RMB8,500 per sqm achieved in May 2007.

(III) Zhuhai Yanlord New City Garden (Phase 1 – Batch 2) (珠海仁恒星园, 一期 – 二批)

Yanlord released a total of 228 apartment units in Yanlord New City Garden (Phase 1 – Batch 2) on 16 September 2007; of which 180 apartment units were sold on the day of the launch, representing a take-up rate of 78.9%. Total GFA of 27,984 sqm was pre-sold grossing an aggregate RMB257.4 million in pre-sales proceeds.

ASP for this development increased 15.0% to RMB9,200 per sqm from RMB8,000 per sqm achieved in May 2007.

END

ABOUT YANLORD LAND GROUP LIMITED:

Yanlord Land Group Limited is a real estate developer based in the PRC that focuses on developing high-end integrated residential projects and integrated property development projects in strategically selected key and high-growth cities in the PRC. Since Yanlord took its first step to enter the PRC market in 1993, Yanlord has successfully developed a number of large-scale residential property developments with international communities of residents, such as Yanlord Gardens, Yanlord Riverside Gardens, Plum Mansions and Orchid Mansions. The “Yanlord” name has been developed into a premium brand - synonymous with quality - within the property development industry of PRC. Since 2001, Yanlord has extended its geographical reach into other cities of PRC, i.e. Guiyang, Chengdu, Zhuhai, Tianjin and Suzhou, and most recently, Shenzhen. Its typical residential property developments projects are large-scale, multi-phased projects designed and built by international architects and leading designers.

The Group has proactively extended its commercial property development projects, acquired a considerable amount of land portions for commercial use and commenced the construction of retail mall, office, hotel and serviced residence developments. Upon the completion of the projects, it is expected to generate stable rental income for the Group and increase the asset value of the Group.

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The initial public offering for the shares of Yanlord was joint lead managed by HL Bank and CLSA Merchant Bankers Limited (the "Managers"). The Managers assume no responsibility for the contents of this announcement.