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YANLORD

**Yanlord Land Group Limited**

**Press Release – Ground-breaking Ceremony in Tianjin**

## **YANLORD BREAKS GROUND FOR RMB 5 BILLION INTEGRATED DEVELOPMENT – YANLORD RIVERSIDE PLAZA – IN TIANJIN, THE PRC**

- **337,200 sqm integrated development (excluding underground compound) comprising of high-end residential units, office and retail space**
- **Underlines Yanlord’s strategy to develop integrated residential and commercial projects to generate a recurring revenue stream**
- **Over 200 distinguished guest attended the ground-breaking ceremony and included key members of the Tianjin city government such as City Mayor – Mr Dai Xiang Long, Vice Mayor – Mr Chen Zhi Feng and Singapore’s Ambassador to the PRC - Mr Chin Siat Yoon**

**Singapore – 10 Jan 2007** – Singapore Exchange Mainboard listed **Yanlord Land Group Limited** (“Yanlord” or the “Group” or 仁恒置地), a real estate developer focused on developing high-end residential property projects in strategically selected key and high-growth cities in the People’s Republic of China (“PRC”), announced today the ground-breaking for its RMB 5 billion integrated residential and commercial development in Tianjin, China – Yanlord Riverside Plaza (仁恒海河广场).

Conducted amidst much fanfare, the ground-breaking ceremony signifies the beginning of the development of approximately 337,200 sqm gross floor area (“GFA”) of integrated residential and commercial development (excluding underground compound) comprising of high-end residential units, office and retail space to generate recurring revenue stream. Incorporating the latest in environmental design, Yanlord Riverside Plaza will form a key landmark along Tianjin’s picturesque HaiHe riverside which has historically been the city’s cultural and business hub.

Capitalising on the booming economy of Tianjin – which posted a GDP of over RMB 366.4 billion in 2005 – Yanlord Riverside Plaza will cater to the lifestyle needs of discerning customers who are willing to pay for quality housing, as well as businesses and retailers who are looking to base their operations in a prestigious and prime city-centre location.

Welcoming the 200 distinguished guests present at the ceremony – which included dignitaries such as the Mayor of Tianjin City, Mr Dai Xiang Long, Vice Mayor of Tianjin City, Mr Chen Zhi Feng and Singapore’s ambassador to the PRC, Mr Chin Siat Yoon – Mr Zhong Sheng Jian, Chairman and Chief Executive Officer of Yanlord said, “Tianjin is a city with a rich history as a cultural and business hub. Benefiting from the country’s economic boom, Tianjin has grown significantly over the past years and is now home to many of China’s top industries and entrepreneurs. This growing affluence creates significant demand for high-end residential and business developments which Yanlord Riverside Plaza is set to capture. A mixture of innovative and environmentally focused designs, Yanlord Riverside Plaza seeks to strike a balance between functionality and comfort to create a conducive environment catering to residents and visitors alike.”

“Yanlord Riverside Plaza will be a welcomed addition to the skyline of Tianjin City. Conveniently situated next to the city’s new metro line and along the beautiful HaiHe River, Yanlord Riverside Plaza will undoubtedly add to the cityscape and develop into a key integrated residential, commercial and recreational development for the citizens of Tianjin,” Mr Zhong said.

Yanlord Riverside Plaza is the Group’s third integrated residential and commercial development after Yanlord International Apartments in Nanjing with GFA of approximately 112,988 sqm and Yanlord Landmark in Chengdu with GFA of approximately 198,855 sqm. This marks another key milestone in the Group’s strategy to expand into the development of integrated residential and commercial projects. Further to the Group’s strategy to establish a foothold in integrated residential and commercial development projects, Yanlord had announced in December 2006 the RMB 2.41 billion acquisition of an integrated residential and commercial development site in Nanjing with a GFA of approximately 688,000 sqm.

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*Issued on behalf of **Yanlord Land Group Limited** by WeR1 Consultants Pte Ltd*

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**About Yanlord Land Group Limited**

**Yanlord Land Group Limited** is a real estate developer based in the PRC that focuses on developing high-end residential property projects in strategically selected key and high-growth cities in the PRC. Building on its established track record for developing high-quality residential property developments in prime locations within affluent Shanghai and Nanjing, the “Yanlord” name has been developed into a premium brand - synonymous with quality - within the property development industry. Since 2001 Yanlord has started its geographical reach of land bank of mixed and residential property development portfolio into second-tier cities of PRC, i.e. Guiyang, Chengdu, Zhuhai, Tianjin and Suzhou. Its typical residential property developments projects are large-scale, multi-phased projects designed and built by international architects, leading designers and contractors. The Group has also extended into integrated residential and commercial developments with a total commercial GFA of approximately 500,000 sqm out of the total land bank of approximately of 2.7 million sqm located at prime locations of various cities for commercial, office, hotel and serviced apartment development for generating the recurring income and increasing asset value of the Group as of 30 September 2006.

According to its 3Q & 9M2006 result announcement, Yanlord recorded a 167% growth of profit attributable to the equity holders, from S\$46.1million for 9M 2005 to S\$123.1million for 9M 2006. In addition, Yanlord achieved gross profit margin and profit before tax margin of 43.2% and 41.5% respectively for 9M2006.