



YANLORD ACHIEVES 137% JUMP IN 9M2009 NET PROFIT TO S\$307.9 MILLION, 9M2009 REVENUE SURPASSES FY2008 REVENUE ON STRONG DEMAND FOR THE GROUP'S QUALITY DEVELOPMENTS

- 9M2009 revenue jumps 133% to S\$1.4 billion surpassing FY2008 revenue
- Net profit attributable to shareholders jumps 142% to S\$207.0 million in 9M2009 from S\$85.4 million in 9M2008
- Continued support for Yanlord's quality developments drives average selling price ("ASP") up 34.5% to RMB21,098 per sqm in 9M2009 from RMB15,681 per sqm in 9M2008
- Led by higher ASP due to an increase in percentage of gross floor area ("GFA") delivered in Yanlord Riverside City (Phase 2 and 3), gross profit margin rose to 58.5% in 9M2009
- Maintains strong financial position as cash and bank balances rose 391.7% to S\$1.8 billion for the first nine months of 2009
- As at 30 September 2009, the Group's total pre-contracted sales that are yet to be recognized grew 23.4% to S\$987.5 million from S\$800.1 million as at 30 June 2009

	9M 2009	9M 2008	Change (%)
ASP (Rmb / sqm)	21,098	15,681	35
GFA Delivered (sqm)	306,022	187,663	63
Revenue (S\$ mil)	1,385.6	595.4	133
Gross Profit (S\$ mil)	810.8	302.7	168
Gross Profit Margin (%)	58.5	50.8	7.7ppt
Profit for the Period (S\$ mil)	307.9	129.8	137
Net Profit Margin (%)	22.2	21.8	0.4ppt
Profit Attributable to Equity Holders (S\$ mil)	207.0	85.4	142

Singapore/Hong Kong – 10 November 2009 – Singapore Exchange (“SGX”) listed **Yanlord Land Group Limited** (“Yanlord” or the “Company”, and together with its subsidiaries, the “Group”), a real estate developer focused on developing high-end integrated commercial and residential property projects in strategically selected high-growth cities in the People’s Republic of China (“PRC”), announced today its stellar performance for the financial period ended 30 September 2009 (“9M2009”).

9M2009

Driven by sustained demand for the Group’s quality developments in the PRC, Yanlord recorded a 133% growth in revenue to S\$1.4 billion in 9M2009 from S\$0.6 billion in 9M2008, exceeding 2008 full year revenue of S\$1.0 billion. This outstanding performance was achieved on the back of a 63.1% and 34.5% increase in GFA delivered and ASP achieved, respectively, to 306,022 sqm and RMB21,098, respectively.

In line with the increase in revenue, gross profit and net profit of the Group grew 168% and 137%, to S\$810.8 million and S\$307.9 million respectively. Gross and net profit margins for the period were 58.5% and 22.2%, respectively.

Attributable to the Group’s prudent financial policies and strong performance for the period, cash and bank balances grew 391.7% to S\$1.8 billion for the first nine months of 2009 from S\$0.4 billion as of 31 December 2008.

As of 30 September 2009, the Group’s total pre-contracted sales grew 23.4% to S\$987.5 million from S\$800.1 million as of 30 June 2009. Total pre-contracted sales included S\$778.3 million of advances received and S\$209.2 million of pre-sale proceeds that will be collected in subsequent financial periods.

Fully diluted earnings per share rose 134.8% to 10.45 Singapore cents (based on 2,000,000,000 shares) for 9M2009 from 4.45 Singapore cents (based on 1,958,463,000 shares) in 9M2008.

Commenting on the Group’s financial performance, Mr. Zhong Sheng Jian, Yanlord’s Chairman and Chief Executive Officer, said, “While the after-effects of the 2008 financial crisis continues to cast uncertainty over the global economy, stimulative measures promulgated by the PRC Central Government coupled with pent-up demand for residential housing continues to drive the

development of the PRC property sector. Capitalising on its core competencies and strong brand equity, Yanlord stands poised to capture the rising demand for high-end residential developments in the PRC to fuel its future development. Our stellar financial performance in 9M2009 is testament to our successful business strategies and strong management capabilities. Moving forward, we will continue to focus on the development of quality real-estate projects that meet the demands of our discerning customers.”

Recent Developments

Subsequent to the end of the period, the Group announced various key developments that will further augment Yanlord's position as a leading real estate developer in the PRC.

Launch of new projects in 4Q2009

Capitalizing on the progressive recovery of the PRC real estate industry, Yanlord is targeting to launch several new batches of its projects in 4Q2009, including: Yanlord Riverside City (Phase 3) (仁恒河滨城三期) and Yunjie Riverside Gardens (Phase 2) (运杰河滨花园二期) in Shanghai and Yanlord New City Gardens (Phase 2 – Section 2) (仁恒星园二期二段) in Zhuhai.

Land Bank Acquisition

The Group continues to actively pursue opportunities to expand its land bank. In September 2009, the Group announced the strategic acquisition of four prime residential development sites with a total planned GFA of approximately 162,074 sqm in Waigaoqiao District, Pudong, Shanghai for RMB 2.6 billion through a public land auction.

With an enlarged land bank of approximately 320,000 sqm in the Waigaoqiao district, the Group will leverage on the greater scalability to develop a large-scale international community within the area that will tap on Waigaoqiao's buoyant economic development to contribute positively to the Group's future performance.

Partnership with Strategic Partners

In October 2009, the Group announced that it has signed a memorandum of understanding with the Tangshan Nanhu Eco-City Administrative Committee (唐山市南湖生态城管理委员会) to explore joint investment and development of high-end residential development within the 91 square kilometres Nanhu Eco-City (唐山市南湖生态城) in Tangshan, Hebei. This latest agreement will serve to further enhance the Group's penetration into the emerging Bohai Economic Region.

In 4Q 2009, the Group has slated to commence construction works on a number of key projects, namely Shanghai New Jiangwan Urban Area Land (仁恒怡庭) in Shanghai, Yanlord Yangtze Riverbay Town (Phase 2) (仁恒江湾城二期) in Nanjing and Yanlord Lakeview Bay (Phase 1) (仁恒双湖湾一期) in Suzhou, Tianjin Haihe Land (Phase 1) (天津海河地块 - 仁恒滨河水岸一期) in Tianjin and Yanlord Marina Centre (仁恒滨海中心) in Zhuhai. Sited in prime locations, the Group believes that these projects, as with other Yanlord developments, will contribute significantly to the future performance of the Group.

“Our latest land bank acquisition in Waigaoqiao and the partnership agreement with Tangshan Nanhu Eco-City Administrative Committee underscore our continued confidence in the long-term sustainability of the PRC real-estate sector. We firmly believe that these strategic initiatives, together with Yanlord's reputation in building high-quality residential developments, will contribute positively to our business performance,” added Mr. Zhong.

Barring any unforeseen circumstances, the Board of Directors is confident of the Group's performance for the next reporting period and the next 12 months based on the number of units pre-sold to-date, expected delivery schedules and on-schedule construction works in progress.

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Analysts & Media Contact:

Anyi Wang Head of Corporate Finance and Relations Phone: (852) 2861 0608 anyi.wong@yanlord.com	PR Consultant : WeR1 Consultants Pte Ltd Yim Jeng Yuh / Ng Chung Keat Phone: (65) 6737 4844 yimjy@wer1.net / ngck@wer1.net
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About Yanlord Land Group Limited:

Yanlord Land Group Limited (Z25.SI) is a real estate developer based in the People's Republic of China, with a focus on the development of high-end fully fitted residential, commercial and integrated property projects in strategically selected key and high-growth cities in the PRC. Yanlord Land Group was listed in June 2006 on the main board of the Singapore Stock Exchange.

Since Yanlord's foray into the PRC market in 1993, it has successfully developed a number of large-scale residential property developments in Shanghai and Nanjing with international communities of residents – such as Yanlord Garden, Yanlord Riverside Gardens and Yanlord Riverside City in Shanghai and Orchid Mansion, Bamboo Garden and Yanlord International Apartments in Nanjing. The “Yanlord” name has been developed into a premium brand, synonymous with quality, within the property development industry of PRC. Currently the Group has established presence in eight key high-growth cities within the four major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing and Suzhou; (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin; and (iv) Pearl River Delta – Zhuhai and Shenzhen.

The Group has proactively extended its commercial property development projects, acquired a considerable number of land parcels for commercial use and commenced the construction of retail malls, offices, hotels and serviced residence developments. Upon completion, the projects are expected to generate stable rental income and increase the asset value for the Group.

For additional information pertaining to the Group's 3Q2009 financial statement announcement and results presentation, please refer to the Group's website www.yanlordland.com