



**YANLORD POSTS 1H 2010 NET PROFIT ATTRIBUTABLE TO SHAREHOLDERS OF
S\$118.6 MILLION; GROUP MAINTAINS STRONG LIQUIDITY POSITION WITH
CASH BALANCES OF S\$1.4 BILLION**

- Yanlord posts 1H 2010 revenue of S\$795.2 million on gross floor area (“GFA”) of 164,348 square metres (“sqm”) delivered following strong sale of properties
- The total pre-contracted sales amounting to S\$1.13 billion as at 30 June 2010 will be progressively recognised as revenue in the subsequent quarters, of which the Group has received S\$1.05 billion advances for pre-sold properties
- Net profit attributable to equity holders of the company was S\$118.6 million in 1H 2010 compared to S\$115.8 million reported in 1H 2009
- Yanlord continues to maintain a strong financial position with cash and bank balances rising to S\$1.4 billion as at 30 June 2010 from S\$1.3 billion as at 31 March 2010 that will fuel its future development

	1H 2010	1H 2009	Change (%)
ASP (Rmb / sqm)	23,521	23,531	0
GFA Delivered (sqm)	164,348	156,281	5
Revenue (S\$ mil)	795.2	802.2	(1)
Gross Profit (S\$ mil)	493.1	502.3	(2)
Gross Profit Margin (%)	62.0	62.6	(0.6)ppt
Profit for the period (S\$ mil)	177.3	176.8	0
Profit Attributable to Equity holders of the Company (S\$ mil)	118.6	115.8	2
Net Attributable Profit Margin (%)	14.9	14.4	0.5ppt

Singapore/Hong Kong – 11 August 2010 – 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 its results for the period from 1st January to 30th June 2010 (“1H 2010”).

2Q 2010

Following the increase in GFA delivered, revenue of the Group experienced a growth of S\$6.2 million to S\$622.1 million in 2Q 2010 from S\$615.8 million in 2Q 2009. In line with the delivery of higher value apartment units at Yanlord Riverside City (Phase 3) (仁恒河滨城三期) and new developments in Yunjie Riverside Gardens (Phase 2) (运杰河滨花园二期) in Shanghai as well as Yanlord Peninsula (Apartment – Phase 2) (星屿仁恒二期) in Suzhou in 2Q 2010, gross profit margin rose to 63.4% from 62.1% in 2Q 2009.

1H 2010

Recognised revenue in 1H 2010 was lower at S\$795.2 million compared to S\$802.2 million in 1H 2009 and was due to the approximate 6.5% appreciation of the Singapore dollar against the Renminbi (“RMB”). In RMB terms, revenue from sale of properties rose 5.0% as compared to 1H 2009 in tandem with the increase in GFA delivered.

The delivery of apartment units in Yanlord Riverside City (Phase 3) (仁恒河滨城三期) in Shanghai, Yunjie Riverside Gardens (Phase 2) (运杰河滨花园二期) in Shanghai, Yanlord Peninsula (Apartment – Phase 2) (星屿仁恒二期) in Suzhou and Yanlord International Apartments (Tower B) (仁恒国际公寓 B 栋) in Nanjing, represented 63.9%, 13.2%, 8.3% and 6.8% respectively of the Group’s gross revenue from properties sold in 1H 2010. GFA recognised in 1H 2010 was 164,348 sqm while ASP was RMB23,521 per sqm in 1H 2010.

As at 30 June 2010, the Group had total pre-contracted sales of approximately S\$1.13 billion which will be progressively recognised as revenue in subsequent financial periods.

Attributable to the Group’s prudent financial policies, Yanlord remains in a strong financial position with cash and bank balances of approximately S\$1.4 billion as at 30 June 2010. Corresponding to the lower recognised revenue, fully diluted earnings per share in 1H 2010 was

5.61 Singapore cents (based on 2,122,031,000 shares) compared with 5.97 Singapore cents (based on 1,962,026,000 shares) in 1H 2009.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Demand for our high quality residential developments continue to drive our revenue performance and reflects the success of our efforts to augment our position as the leading developer of high-end fully furnished apartments in the PRC. While near-term uncertainties may arise due to regulatory policies, we will continue to focus on our successful business strategies and leverage on our dedicated and experienced working team to secure additional growth opportunities to drive the company's sustained development."

Recent Developments

Land Acquisition in Tangshan

The Group continues to actively explore opportunities to extend its presence and augment its existing land bank holdings in the PRC. In June 2010, the Group successfully completed the acquisition of six prime residential development sites with a combined planned GFA of approximately 387,597 sqm in the Tangshan Nanhu Eco-City (唐山市南湖生态城) ("Nanhu Eco-City"), Tangshan, Hebei for RMB504.6 million.

Reflecting Yanlord's continued confidence and ability to secure growth opportunities within the PRC real estate sector, this latest acquisition will tap on the Group's earlier experiences in the Bohai Economic Rim through its investments in Tianjin.

"Ideally situated within the heart of Tangshan's Nanhu Eco-City, this latest acquisition will capitalise on the rapid pace of development of Tangshan and will contribute to Tangshan's development into a world class and renowned Eco-City. The Group remains confident about the long-term prospects of the PRC real estate sector which continues to be driven by a strong domestic economy that grew 11.1% to RMB17.3 trillion in the first six months of 2010. Moving forward, we will continue to actively explore and secure growth opportunities that will drive Yanlord's sustained development," Mr Zhong added.

New Launches

Capitalising on the sustained expansion of the PRC real estate industry, the Group will continue to launch new projects as well as a new batch of its existing project in 2H 2010, namely, Yanlord

G53 Apartment (仁恒G53公寓), formerly known as Nanjing Hexi Land (南京河西地块), in Nanjing, Yanlord Townhouse (仁恒怡庭) in Shanghai and Yanlord New City Gardens (Phase 2) (仁恒星园二期) in Zhuhai.

“Given the volatilities in the global economy and the recent tightening measures of the government’s credit policies in the PRC, the Group will continue to maintain its strong cash position and prudent financial policies to ensure the sustainable growth and development of the Group. Led by an experienced and dedicated management team with extensive industry knowledge of the PRC real-estate sector, we will continue to focus on our business strategies and comparative advantages in the development of quality residential apartments in prime locations within high growth PRC cities. This will best allow for the sustainable growth of our core business segments and capitalise on the long term growth prospects of the PRC real estate sector,” added Mr Zhong.

End

Issued on behalf of Yanlord Land Group Limited

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About Yanlord Land Group Limited:

(Co. Reg. No. 200601911K)

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 an established presence in ten 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 and Guiyang ; (iii) Bohai Rim – Tianjin and Tangshan; and (iv) Southern China – Zhuhai, Shenzhen and Hainan.

Yanlord 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 a stable rental income and increase the asset value for Yanlord.

For additional information pertaining to the Group's 1H 2010 financial statement announcement and results presentation, please refer to the Group's website www.yanlordland.com.