



YANLORD LAND GROUP LIMITED
(Incorporated with limited liability in the Republic of Singapore)
(Registration Number: 200601911K)

NEW ASSOCIATED COMPANIES IN TIANJIN, PEOPLE'S REPUBLIC OF CHINA ("PRC")

The Board of Directors ("Board") of Yanlord Land Group Limited ("Company") wishes to announce that:-

- (I) Yanlord Land Pte. Ltd.¹ ("YLPL") has acquired a shareholding interest of 10% in a newly incorporated company in Tianjin, PRC, known as Yanlord Land (Tianjin) Haihe Development Co., Ltd. ("YLTH").

Details of YLTH are as follows:-

- | | | | |
|------|--------------------|---|----------------------|
| (i) | Registered Capital | : | RMB 20,000,000.00 |
| (ii) | Principal activity | : | Property development |

- (II) Yanlord Development (Tianjin) Co., Ltd.² ("YDT") has acquired a shareholding interest of 10% in a newly incorporated company in Tianjin, PRC, known as Tianjin Yanlord Haihe Development Co., Ltd. ("TYHD")³.

Details of TYHD are as follows:-

- | | | | |
|------|--------------------|---|---|
| (i) | Registered Capital | : | RMB 20,000,000.00 |
| (ii) | Principal activity | : | Property management and construction activities |

On behalf of the Board

Zhong Sheng Jian
Chairman and Chief Executive Officer

14 December 2007

The initial public offering for the shares of the Company 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.

¹ YLPL is a wholly-owned subsidiary of the Company.

² YDT is a wholly-owned subsidiary of YLPL.

³ The unofficial English translation name of 天津仁恒海河开发有限公司.