

29 June 2006

Singapore Exchange Securities Trading Limited
2 Shenton Way
#19-00 SGX Centre 1
Singapore 068804

Dear Sirs

YANLORD LAND GROUP LIMITED: STABILISING ACTION

Pursuant to Regulation 3(13) of the Securities and Futures (Market Conduct) (Exemption) Regulations 2006, we, as stabilising manager for the initial public offering of the shares in Yanlord Land Group Limited, wish to announce that we have purchased a total of 640,000 shares in Yanlord Land Group Limited at a purchase price ranging from S\$1.06 to S\$1.08 per share on 29 June 2006.

Announced for and on behalf of
CLSA Singapore Pte Ltd

A handwritten signature in black ink, appearing to read 'Freddy Lim', with a horizontal line underneath it.

Freddy Lim
Chief Operating Officer