

21 July 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 500,000 shares in Yanlord Land Group Limited at a purchase price of S\$1.08 per share on 20 July 2006.

Announced for and on behalf of
CLSA Singapore Pte Ltd



Freddy Lim
Chief Operating Officer