

21 July 2006

YANLORD LAND GROUP LIMITED (THE "COMPANY")
CESSATION OF STABILISING ACTION IN RELATION TO THE INITIAL PUBLIC
OFFERING (THE "OFFERING") OF ORDINARY SHARES IN THE CAPITAL OF THE
COMPANY (THE "SHARES")

Pursuant to Regulation 3(14) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, we, the stabilising manager in respect of the Offering, wish to announce the cessation of stabilising action with effect from the close of trading on 21 July 2006.

We have bought, on the Singapore Exchange Securities Trading Limited, an aggregate of 9,477,000 shares in the Company ("Shares") to undertake stabilising action, and we have exercised the over-allotment options in respect of an aggregate of 38,523,000 Shares comprising 24,000,000 Shares to be sold by Yanlord Holdings Pte. Ltd, and 14,523,000 Shares to be issued by the Company.

Issued by
CLSA Singapore Pte Ltd



Freddy Lim
Chief Operating Officer