



Yanlord Land Group Limited
(Company Registration No. 200601911K)

Yanlord signs 3-year US\$400 Million Syndicated Term Loan Agreement to Fund its Expansion Initiatives and Working Capital purposes

(Singapore / Hong Kong, 18 December 2009) Yanlord Land Group Limited (“Yanlord”, and together with its subsidiaries, the “Group”) today signed a facility agreement in connection with a 3-year US\$400 Million or equivalent term loan facility (the “Facility”). The Facility represents the largest syndicated loan to-date for a non-state-owned PRC property developer. The Facility, available in both USD and HKD, is to refinance outstanding amount of the US\$200 million facility dated 7 November 2007 and for general corporate purposes including the acquisition of land.

Lead-arranged by The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited and The Royal Bank of Scotland Plc, who later introduced DBS Bank Ltd., Australia and New Zealand Banking Group Limited and Hang Seng Bank Limited into the Mandated Lead Arranger group, the Facility received a very positive response in the syndicated loan market with participation from a total of 21 international and local financial institutions from 8 countries and regions. Due to the strong oversubscription at general syndication, the Company decided to raise the facility amount from the original launch size of US\$350 Million to US\$400 Million.

Commenting on the signing of the Facility, Mr. Zhong Sheng Jian, Chairman and Chief Executive Officer of Yanlord said, “The success of this syndication represents the confidence of the banking community in the future direction and development of the Group. Following the Group’s concurrent issuance of the concurrent offering of equity and convertible bonds earlier this year, the success of the Facility further demonstrates Yanlord’s ability to successfully access both debt and equity capital markets and forms an important part of Yanlord’s growth strategy.”

The Facility carries an interest margin of LIBOR/HIBOR + 2.80% per annum.

The list of participating banks is as follows:

Mandated Lead Arranger and Bookrunner

The Hongkong and Shanghai Banking Corporation Limited
Standard Chartered Bank (Hong Kong) Limited
The Royal Bank of Scotland Plc

Mandated Lead Arranger

DBS Bank Ltd
Australia and New Zealand Banking Group Limited
Hang Seng Bank Limited

Arranger

Bank of China Macau
Citic Ka Wah Bank Limited
Industrial and Commercial Bank of China (Asia) Limited
Oversea-Chinese Banking Corporation Limited Hong Kong Branch
Tai Fung Bank Limited

Lead Manager

Cathay United Bank Company, Limited, Hong Kong Branch
Fubon Bank (Hong Kong) Limited
United Overseas Bank Limited
Wing Lung Bank Limited

Manager

Bank SinoPac, Hong Kong Branch
Bank of Ayudhya Public Company Limited, Hong Kong Branch
Chang Hwa Commercial Bank, Ltd., Hong Kong Branch
First Commercial Bank, Hong Kong Branch
Taiwan Cooperative Bank, Ltd. Hong Kong Branch
Hua Nan Commercial Bank, Ltd. Hong Kong Branch

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About Yanlord Land Group Limited:

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 established presence in eight 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; (iii) Bohai Rim – Tianjin; and (iv) Pearl River Delta – Zhuhai and Shenzhen.

The Group 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 stable rental income and increase the asset value for the Group.

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