



Yanlord Land Group Limited

PRESS RELEASE – Grand Opening of Yanlord Landmark, Chengdu and Groundbreaking ceremony at Jinjiang Panchenggang, Chengdu

YANLORD EXTENDS PRESENCE IN CHENGDU WITH THE CONCURRENT GRAND OPENING OF ITS FIRST INTEGRATED COMMERCIAL DEVELOPMENT, YANLORD LANDMARK AND GROUNDBREAKING OF ITS HIGH-END RESIDENTIAL DEVELOPMENT IN PANCHENGGANG

- Yanlord Landmark is a 210,000 square metre (“sqm”) gross floor area (“GFA”) integrated commercial development which incorporates Grade A office areas, serviced apartments, a high-end shopping mall and underground carpark lots
- Initiated as part of the Group’s investment property portfolio strategy, Yanlord Landmark has seen strong tenancy interest with occupancy at its retail mall exceeding 90% to date; expected to contribute significantly to the Group’s future development
- Yanlord’s groundbreaking ceremony for its 390,658 sqm GFA Jinjiang Panchenggang land parcel in Chengdu, a high-end residential development, was concurrently held on the same date

Singapore/Hong Kong – 3 September 2010 – Singapore Exchange (“SGX”) listed **Yanlord Land Group Limited** (“Yanlord” or the “Company”, and together with its subsidiaries, the “Group”), a real estate developer focused on developing high-end integrated commercial and residential property projects in strategically selected high-growth cities in the People’s Republic of China (“PRC”), announced today the grand opening of its first large scale integrated commercial development, Yanlord Landmark (仁恒置地广场) in Chengdu, Sichuan, PRC.

Gracing the event were 450 key dignitaries from Singapore and Chengdu and included key luminaries such as Singapore’s Minister in the Prime Minister’s Office and Second Minister for National Development, Mr Lim Swee Say, Member of Parliament, Mr Yeo Guat Kwang, IE Singapore’s Assistant CEO, Mr Yew Sung Pei, Chengdu’s Vice Mayor, Mr Wang Zhong Lin, Chengdu Commercial Bureau, Deputy Bureau Chief, Mr Shi Liang and Chengdu Foreign Affairs Bureau, Deputy Bureau Chief, Mr Deng Xi Jun.

Initiated as part of the Group's investment property strategy, the 210,000 sqm GFA Yanlord Landmark incorporates Grade A office areas, serviced apartments which are managed by Singapore's Frasers Hospitality and a high-end shopping mall. The epitome of Chengdu's retail market, Yanlord Landmark will showcase the latest fashion from the flagship stores of many international luxury brands including Louis Vuitton, Christian Dior and Ermenegildo Zegna as well as provide international expatriates who have relocated to Chengdu with the necessary amenities to meet their lifestyle needs.

Commenting on the grand opening of Yanlord Landmark, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Chengdu is a city with a rich history as a cultural and business hub. An international gateway into Western China, Chengdu has witnessed significant growth arising from the influx of multi-national companies seeking to tap on the rising popularity of the city as an international business destination. Ideally situated in the heart of the Chengdu business district, Yanlord Landmark will cater to the business and lifestyle needs of discerning global professionals as well as businesses and retailers who are seeking to capitalise on Chengdu's rapid pace of development."

"An integral part of our investment portfolio strategy, Yanlord Landmark has seen strong tenancy interest from global corporations seeking to establish operations in Chengdu. To-date, occupancy at our high-end retail mall has exceeded 90%. I am confident that Yanlord Landmark will contribute significantly to the Group's future development," added Mr Zhong.

The Group continues to actively explore development opportunities in Chengdu. Following the successful opening of Yanlord Landmark, the Group held the groundbreaking ceremony of its Jinjiang Panchenggang land parcel. Acquired in November 2009, the 390,658 sqm GFA land parcel has been earmarked for the development of high-end residences and reiterates the Group's continued confidence in the potential of the Chengdu residential sector.

Strategically situated along the second ring road of Chengdu city, the Panchenggang land parcel is in close proximity to Chengdu's key attractions such as the Sha River (沙河), Tazishan Park (塔子山公园), an area that is designated for Chengdu city's ecological park and the construction of schools and lies a mere 5 km from Chengdu's Central Business District, Tianfu Square (天府广场). Benefiting from excellent connectivity via the city's two main thoroughfares of Dongda Street (东大街) and Shudu Avenue (蜀都大道), the development site will also be

connected to the city's number 2 metro line via the Gangguanchang (钢管厂) station which is 100m away and scheduled to be operational in 2012. The development project is expected to build on the Group's earlier success in Chengdu namely Hengye International Plaza (a commercial development), Hengye Star Garden (a high-end residential development) and will complement the Group's latest integrated commercial development, Yanlord Landmark.

"The Group remains confident of the long term growth prospects of the PRC real estate sector despite recent volatilities brought about by austerity measures promulgated by the PRC central government. Building on the Group's experienced and dedicated management team, established brand equity and prudent financial policies, we will continue to focus on our business strategies and comparative advantages in the development of quality residential apartments in prime locations within high growth PRC cities to drive the sustainable growth of our core business segments," added Mr Zhong.

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Issued on behalf of Yanlord Land Group Limited

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About Yanlord Land Group Limited:

(Co. Reg. No. 200601911K)

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 is listed on the main board of the Singapore Stock Exchange.

Since the Group'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 an established presence in ten 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 and Guiyang ; (iii) Bohai Rim – Tianjin and Tangshan; and (iv) Southern China – Zhuhai, Shenzhen and Hainan.

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