



Press Release – Yanlord and an affiliate of GIC Real Estate jointly acquire a 364,787 sqm residential site in Tianjin Jinnan District, China

YANLORD AND AN AFFILIATE OF GIC REAL ESTATE JOINTLY ACQUIRE A 364,787 SQM GFA PRIME RESIDENTIAL DEVELOPMENT SITE IN TIANJIN FOR RMB1.16 BILLION

- **Yanlord and Reco Yizhong successfully acquire a 364,787 square metre (“sqm”) gross floor area (“GFA”) prime residential development site in Jinnan District (津南区), Tianjin for RMB1.16 billion**
- **Ideally situated within the Tianjin Haihe Academic Park, the site capitalises on government initiatives to develop the area into a 37sqkm educational district that will house over 200,000 students, 20 vocational institutes as well as renowned universities such as the Tianjin University and the Nankai University**

Singapore/Hong Kong – 31 January 2011 – Singapore Mainboard listed Yanlord Land Group Limited (Z25.SI) (“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”) together with Reco Yizhong Private Limited (“Reco Yizhong”), an affiliate of GIC Real Estate, the real estate investment arm of Government of Singapore Investment Corporation, jointly announced today the successful acquisition of a 364,787 sqm prime residential development site in Jinnan District, Tianjin for RMB1.16 billion or at an average purchase price of RMB3,182 per sqm in a public land auction.

Situated within the planned Tianjin Haihe Academic Park (“Academic Park”), the site has a plot ratio of up to 2.2 times and benefits from Tianjin government initiatives to develop the area into a 37sqkm educational district that will house over 200,000 students, 20 vocational institutes as well as campuses of renowned universities such as the Tianjin University and the Nankai University. An amalgamation of cultural and academic influences, the Academic Park is sub-divided into three parks which will focus on vocational training, higher learning as well as research and

development. In 2012 and 2013, the Academic Park will play host to the China University Games (“全国大学生运动会”) and the East Asia Games (“东亚运动会”).

Strategically located in Jinnan district connecting Tianjin’s traditional downtown area and the Binhai New Area (“滨海新区”), the site is linked to the city centre via a 15 minute drive on Tianjin Avenue (“天津大道”) and is in close proximity to the district government centre as well as 15km from the airport.

Commenting on this latest acquisition, Mr Zhong Sheng Jian, Yanlord’s Chairman and Chief Executive Officer, said, “This latest acquisition is our third project in Tianjin and a continuation of our strategic initiative to further expand our footprint within the Bohai Economic Rim. A key economic centre, Tianjin’s rapid pace of development presents significant potential for the development of prime international communities that will contribute significantly to our future growth.”

“Nestled between Tianjin’s city centre and the new Marina Centre district, this land parcel will leverage on our past experiences in developing prime international communities to create a landmark international residential development that will set new benchmarks for the area,” Mr Zhong added.

The Tianjin land parcel is a joint acquisition whereby Yanlord will have an equity ownership of 60% while Reco Yizhong will have a 40% ownership of the project.

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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 was listed in June 2006 on the Mainboard 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 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.

Yanlord 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 Yanlord.