



YANLORD 1Q 2011 REVENUE JUMPS 252% TO RMB2.93 BILLION ON CONTINUED DEMAND FOR ITS QUALITY DEVELOPMENTS

- Led by the significant increase in 1Q 2011 revenue, profit attributable to equity holders of the Group leapt 196.6% to RMB267.9 million in 1Q 2011 from RMB90.3 million in 1Q 2010
- As at 31 March 2011, the Group's total pre-contracted sales amounted to RMB6.3 billion; to be recognised in subsequent quarters, these pre-contracted sales provide greater transparency and confidence of the Group's FY 2011 financial performance
- Yanlord continues to maintain a strong financial position. Cash and bank balances rose 51.9% to RMB8.83 billion as at 31 March 2011 from RMB5.81 billion as at 31 December 2010; provides the Group with necessary resources to drive its future development

	1Q 2011	1Q 2010	Change (%)
GFA Delivered (sqm)	185,056	31,709	483.6
Revenue (RMB mil)	2,933.0	833.2	252.0
Gross Profit (RMB mil)	943.6	476.4	98.1
Gross Profit Margin (%)	32.2	57.2	(25.0) ppt
Profit for the period (RMB mil)	422.6	102.5	312.3
Profit Attributable to Equity Holders of the Company (RMB mil)	267.9	90.3	196.6
Net Attributable Profit Margin (%)	9.1	10.8	(1.7) ppt
Earnings per share (RMB cents) ¹	12.77	4.30	197.0

¹ Based on a fully diluted basis of 2,099,988,000 and 2,145,717,000 shares respectively

Singapore/Hong Kong – 11 May 2011 – 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 its results for the period of January to March 2011 (“1Q 2011”).

1Q 2011

Driven by strong demand for the Group's high quality developments in the PRC, recognised revenue in 1Q 2011 rose significantly by 252.0% to RMB2,933.0 million from RMB833.2 million in 1Q 2010. Total gross floor area ("GFA") delivered in 1Q 2011 similarly rose 483.6% to 185,056 square metre ("sqm") from 31,709 sqm in 1Q 2010.

Underscored by the Group's strong delivery of residential units in 1Q 2011, net profit attributable to equity holders of the Company jumped 196.6% to RMB267.9 million from RMB90.3 million in 1Q 2010.

Building on its strong track record in Shanghai, the Group continues to actively pursue opportunities to further enhance its presence in other key cities. Reflecting the growing maturity of its latest projects, delivery of apartment units in Yanlord Yangtze Riverbay Town (Phase 1) (仁恒江湾城一期) in Nanjing and Yanlord New City Gardens (Phase 2 – Section 2) (仁恒星园二期二段) in Zhuhai contributed 67.1% and 23.0% respectively to the Group's gross revenue from properties sold in 1Q 2011. Due to the Group's sales strategy to increase average selling price ("ASP") and subsequently gross profit margins to increase as the project matures over time, the inaugural delivery of apartment units in Yanlord Yangtze Riverbay Town (Phase 1) led to a decline in 1Q 2011 gross profit margin to 32.2% from 57.2% in 1Q 2010. Reflective of the Group's business strategy to raise ASP for subsequent phases or batches of its developments, Yanlord Yangtze Riverbay Town (Phase 2) (仁恒江湾城二期) was launched in February 2011 at an ASP of approximately RMB24,000 per sqm as compared to approximately RMB16,000 per sqm for Yanlord Yangtze Riverbay Town (Phase 1) recognised in 1Q 2011.

As at 31 March 2011, the Group had total pre-contracted sales of approximately RMB6.3 billion which will be progressively recognised as revenue in subsequent financial periods. Attributable to the Group's prudent financial policies, Yanlord remains in a strong financial position. Cash and bank balances rose 51.9% or RMB3.02 billion to RMB8.83 billion as at 31 March 2011 from RMB5.81 billion as at 31 December 2010. The significant increase in cash and bank balances will better enable the Group to capitalise on opportunities to further its future development.

In line with the increased profit attributable to equity holders of the Company, fully diluted earnings per share in 1Q 2011 rose 197.0% to 12.77 RMB cents (based on 2,099,988,000 shares) compared with 4.30 RMB cents (based on 2,145,717,000 shares) in 1Q 2010.

Recent Developments

Land Acquisitions

The Group continues to actively explore opportunities to extend its presence and augment its existing landbank holdings in the PRC. In Jan 2011, the Group successfully acquired a 364,787 sqm prime residential development site in Tianjin for RMB1.16 billion at an average purchase price of RMB3,182 per sqm in a public land auction. Situated within the planned Tianjin Haihe 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. To be developed into a prime international community, this site is the Group's third project in Tianjin and a continuation of the Group's strategic initiative to further expand its footprint within the Bohai Economic Rim. Capitalising on Tianjin's rapid pace of development and rising demand for prime international communities, the Group is confident that this latest acquisition will contribute significantly to its future growth.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Volatility continues to exist in the PRC real estate sector stemming from tightening measures promulgated by the Central government. However, the Group remains confident about the long term development of the PRC real estate sector which continues to be driven by a strong domestic economy and rapid urbanization of its population. Moving forward, the Group will continue to maintain its strong cash position and prudent financial policies to ensure the sustainable growth and development of the Group. Led by an experienced and dedicated management team with extensive industry knowledge of the PRC real-estate sector, 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. This will best allow for the sustainable growth of our core business segments and capitalise on the long term growth prospects of the PRC real estate sector."

End

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.

For additional information pertaining to the Group's 1Q 2011 financial statement announcement and results presentation, please refer to the Group's website www.yanlordland.com.