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**Press Release**

**YANLORD ACQUIRES 50% EQUITY OWNERSHIP OF A SUBSIDIARY OF SHANGHAI YOUYOU GROUP FOR APPROXIMATELY RMB1.655 BILLION**

- **Yanlord acquires 50% equity ownership of Shanghai Renpin Property Development Co., Ltd. 上海仁品房地产开发有限公司 (“Shanghai Renpin”) a wholly-owned subsidiary of Shanghai Youyou (Group) Co., Ltd. (“Shanghai Youyou Group”) for approximately RMB1.655 billion**
- **Shanghai Renpin owns a 148,363.36 square metres (“sqm”) gross floor area (“GFA”) prime residential development site in Shanghai’s Century Park International Community District, with a plot ratio of approximately 2.66 times, which translates to a purchase price of approximately RMB22,177 per sqm**
- **Ideally situated in close proximity to key developments such as the Shanghai Securities Exchange and the Lujiazui Software Park, the site benefits from the eastward expansion of the Lujiazui Central Business District as well as the comprehensive suite of amenities that have been developed in the Century Park International Community District**

**Singapore/Hong Kong –4 November 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”) announced today its acquisition of a 50% equity ownership of Shanghai Renpin, a wholly-owned subsidiary of Shanghai Youyou Group, for approximately RMB1.655 billion.

With this latest acquisition, Yanlord will gain a 50% ownership of Shanghai Renpin’s 148,363.36 sqm GFA prime residential development site in one of Shanghai’s most prestigious international community district, the Century Park International Community District.

Ideally situated in close proximity to the Lujiazui Financial District, the site is located within the key residential district of the minor Lujiazui Financial Centre and is bordered by the city's arterial thoroughfares such as Jin Kang Road, Pujian Road and the Yanggao South Road. The site has a plot ratio of approximately 2.66 times which translates into an acquisition cost of approximately RMB22,177 per sqm. Under the terms of the share transfer agreement, Yanlord will complete the payments for the acquisition by end July 2012.

In addition to its proximity to the city's financial centre, the site is also surrounded by a comprehensive suite of amenities such as the lush natural surroundings of the million square metres Century Park, the Shanghai Oriental Arts Centre and the Shanghai Science Museum. Capitalising on the continued eastward expansion of the Lujiazui Financial District as well as strategic initiatives to develop the area into a key financial and commercial hub such as the planned 2 million sqm regional financial centre, the site seeks to offer residents with homes that will meet both the requirements of their busy business schedules as well as their recreational needs.

Commenting on this latest acquisition, Mr Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "While current market conditions remain volatile, there are significant opportunities that developers such as Yanlord can capitalise on to further enhance its future development. Building on our established track record of developing landmark developments near the Century Park District such as Yanlord Riverside City, this latest site is one of the few remaining sites in the area suitable for the development of a high-end international community and exemplifies Yanlord's continued confidence in the potential of the Shanghai real estate sector. Ideally situated in a prime location and attractively priced, this site will undoubtedly further augment our prime landbank holdings and is expected to contribute significantly to our future growth."

**### 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.