



YANLORD POSTS PRE-CONTRACTED SALES OF RMB8.88 BILLION AS AT 30 SEPTEMBER 2011; RECOGNITION OF PRE-SALES IN SUBSEQUENT QUARTERS TO DRIVE FY 2011 PERFORMANCE

- Group's pre-contracted sales as at 30 September 2011 rises RMB4.08 billion to RMB8.88 billion from RMB4.80 billion as at 30 September 2010
- In-line with the Group's delivery schedule, a larger portion of pre-contracted sales is expected to be recognised in 4Q 2011, revenue in 9M 2011 was RMB4.31 billion while gross floor area ("GFA") delivered was 252,337 square metre ("sqm")
- Net profit attributable to equity holders of the Company was RMB315.2 million in 9M 2011
- Reflecting Yanlord's continued confidence in the long term potential of the PRC real estate sector, the Group acquired two land parcels in Zhuhai and a 50% stake in Shanghai Renpin Property Development Co., Ltd. ("Shanghai Renpin") a wholly-owned subsidiary of Shanghai Youyou (Group) Co., Ltd ("Shanghai Youyou Group")

	9M 2011	9M 2010	Change (%)
GFA Delivered (sqm)	252,337	292,421	(13.7)
Revenue (RMB mil)	4,306.7	6,427.1	(33.0)
Gross Profit (RMB mil)	1,706.5	3,423.2	(50.2)
Gross Profit Margin (%)	39.6	53.3	(13.7) ppt
Profit for the period (RMB mil)	557.4	1,452.1	(61.6)
Profit Attributable to Equity Holders of the Company (RMB mil)	315.2	1,122.6	(71.9)
Net Attributable Profit Margin (%)	7.3	17.5	(10.2) ppt
Earnings per share (RMB cents) ¹	15.04	53.20	(71.7)

¹ Based on a fully diluted basis of 2,101,606,000 and 2,114,635,000 shares respectively

Singapore/Hong Kong – 9 November 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 financial results for the period of January to September 2011 (“9M 2011”).

9M 2011

The Group’s high quality developments continue to be well received in the PRC. Driven by the positive demand, pre-contracted sales as at 30 September 2011 rose RMB4.08 billion to RMB8.88 billion from RMB4.80 billion as at 30 September 2010 and are expected to be progressively recognised as revenue in subsequent financial periods. As of 30 September 2011, the Group has received RMB6.30 billion as advances for pre-sold properties.

In line with the Group’s delivery schedule whereby a larger proportion of the Group’s sales is expected to be recognised in 4Q 2011, the Group’s recognised revenue in 9M 2011 declined 33.0% to RMB4.31 billion from RMB6.43 billion in 9M 2010. The decline was largely attributable to a lower GFA of 252,337 sqm delivered in 9M 2011 and a lower average selling price (“ASP”) per sqm arising from the change in product mix and recognition of first phase projects such as the inaugural delivery of units at Yanlord Yangtze Riverbay Town (Phase 1) (仁恒江湾城一期) in Nanjing in 1Q 2011 which were priced at approximately RMB16,000 per sqm when they were sold in 2009. Underlined by 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 and achieved a 43.8% increase in ASP to approximately RMB23,000 per sqm.

In line with the above performance, net profit attributable to equity holders of the Company declined to RMB315.2 million from RMB1.12 billion in 9M 2010. Fully diluted earnings per share in 9M 2011 was 15.04 RMB cents (based on 2,101,606,000 shares).

Attributable to the Group’s prudent financial policies, Yanlord remains in a strong financial position. Cash and bank balances as at 30 September 2011 was RMB4.75 billion and will serve to fuel the Group’s future development.

Commenting on the Group's financial performance, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Uncertainty in the global economy coupled with volatilities arising from austerity measures promulgated by the PRC central government have impacted sales volumes within the PRC property sector. Consistent with our revenue recognition method and delivery schedule, net profit was impacted for 9M 2011 due to the GFA delivered to customers and the product mix of delivered units. To mitigate the uncertainty posed by the marco-economic environment, Yanlord will continue to focus on its core competencies to deliver high-quality residential developments coupled with innovative designs and comprehensive services that will consistently exceed the expectations of discerning consumers thereby augmenting Yanlord's position as one of the leading developers in the PRC."

Recent Developments

New Launches

The Group will continue to launch new batches of its existing projects in 4Q 2011, namely, Yanlord Yangtze Riverbay Town (Phase 2) (仁恒江湾城二期) in Nanjing, Bayside Gardens (御澜湾苑) in Shanghai and Yanlord Riverside Gardens (Phase 1) (仁恒河滨花园一期) in Tianjin.

Acquisitions

Subsequent to the end of the period, the Group had in October 2011 and November 2011 completed two acquisitions in Zhuhai and Shanghai.

In October 2011, a joint venture between Yanlord, Ho Bee Investment Ltd and Shanghai Youyou Group, with an equity ownership of 60%, 20% and 20% respectively, acquired two adjacent prime residential development sites with a combined GFA of 499,329 sqm in Tang Jia Wan district, Zhuhai, for RMB3.0 billion or at an average purchase price of RMB6,000 per sqm in a public land auction.

Ideally situated within the Tang Jia Wan district, the sites are situated along Zhuhai's picturesque seafront and benefit from excellent connectivity via the city's key thoroughfares. With an average plot ratio of up to 2.19 times, the sites capitalise on government initiatives to inject over RMB300 billion to develop Zhuhai into a western hub for the Pearl River Delta. Key infrastructure projects such as the Hong Kong – Macau - Zhuhai bridge, the Hengqin New District, the Guangzhou-Zhuhai railway and the Aeronautical Industrial Park are some of the key

projects brought forth under the government initiatives to further strengthen the economic collaboration between Hong Kong, Macau and Zhuhai.

Surrounded by a comprehensive suite of amenities such as golf courses, a university district with branches of key education institutions such as Zhongshan University and Beijing Normal University, and idyllic natural parks, coupled with its close proximity to the Gongbei custom checkpoint and the high-speed railway station linking Beijing and Zhuhai, these residential sites are expected to be the location of choice for discerning entrepreneurs and business professionals from Hong Kong, Macau and the Greater Pearl River Delta region who wish to reside in Zhuhai.

In November 2011, Yanlord announced its acquisition of a 50% equity ownership of Shanghai Renpin, a wholly-owned subsidiary of Shanghai Youyou Group for a consideration of RMB1.66 billion. Through this acquisition, Yanlord gains a 50% equity ownership of a 148,363 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 of 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 these two acquisitions, Mr Zhong 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. Reflecting our continued confidence in the potential of the PRC real estate sector, these latest acquisitions will build on our established track record of developing landmark developments. Ideally situated in prime locations and attractively priced, these sites will undoubtedly further augment our prime landbank holdings and are 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 Limited 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 9M 2011 financial statement announcement and results presentation, please refer to the Group's website www.yanlordland.com.