

Issuer	Yanlord Land Group Limited
Subsidiary Guarantors	Certain of the Issuer's subsidiaries incorporated outside the PRC
Parent Guarantor Ratings (Moody's/S&P)	Ba3 / BB- (both stable)
Expected Issue Ratings (Moody's/S&P)	Ba3 / BB-
Issue	SGD Senior Notes
Format	Regulation S only (Registered form)
Size	SGD Benchmark
Tenor	3-year
Price Guidance	6.5% area
Security	Share pledges of certain Subsidiary Guarantors
Covenants	Customary high yield covenants
Use of Proceeds	Refinancing of the 2010 Revolving Credit Facility, the 2011 Credit Facility and the Shareholder Loan
Listing	Singapore Exchange Securities Trading Ltd ("SGX-ST")
Governing Law	New York law
Joint Lead Managers and Joint Bookrunners	DBS Bank Ltd., HSBC and Standard Chartered Bank
Timing	As early as today's business

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