



YANLORD LAND GROUP LIMITED
(Incorporated with limited liability in the Republic of Singapore)
(Registration Number: 200601911K)

Terms defined in this announcement shall have the same meaning as set out in the announcement made on 9 April 2007, unless otherwise provided.

(I) INCORPORATION OF NEW SUBSIDIARY IN NANJING, PEOPLE'S REPUBLIC OF CHINA ("PRC")

The Board of Directors ("Board") of Yanlord Land Group Limited ("Company") wishes to announce that Yanlord Land Pte. Ltd. ("YLPL")¹ has incorporated a wholly-owned subsidiary in the PRC, known as Nanjing Yanlord Development Co., Ltd ("NYD"). Details of NYD are as follows:-

- (i) Registered capital : USD29,000,000.00
- (ii) Principal activity : Property development

(II) USE OF CONCURRENT OFFERINGS PROCEEDS

Further to the Company's latest announcement made on 1 June 2007, providing an update on the use of its Concurrent Offerings Proceeds, the Board wishes to inform that its Concurrent Offerings Proceeds have been used for the following purposes:-

	<u>From Concurrent Offerings Proceeds</u>	
	<u>US\$</u>	<u>S\$</u>
1. Registered capital of Nanjing Yanlord Real Estate Co Ltd ("NYRE") ³ as final payment of a residential and commercial mixed use site in Hexi New Urban Area, Nanjing, acquired in December 2006.	37,800,000.00	58,234,680.00 ²
2. Registered capital of NYD for purposes of land acquisition.	29,000,000.00	44,677,400.00 ²
3. Registered capital of Yanlord Property (Suzhou) Co Ltd ("YPS") ⁵ as partial payment of land site in Shuanghu Plate Area, Suzhou, acquired in June 2007.	86,000,000.00	130,745,800.00 ⁴
Total:	----- 152,800,000.00 =====	----- 233,657,880.00 =====

The Board will continue to provide periodic updates on the use of the remaining Concurrent Offerings Proceeds as and when the funds are materially disbursed.

On behalf of the Board

Zhong Sheng Jian
Chairman and Chief Executive Officer

22 August 2007

The initial public offering for the shares of the Company was joint lead managed by HL Bank and CLSA Merchant Bankers Limited (the "Managers"). The Managers assume no responsibility for the contents of this announcement.

¹ YLPL is a wholly-owned subsidiary of the Company.

² S\$ equivalent using average exchange rate of US\$1=1.5406.

³ NYRE is a wholly-owned subsidiary of Yanlord Property Pte. Ltd., which is in turn a joint venture company of YLPL (60% shareholding interest) and Reco Yizhong Private Limited (40% shareholding interest).

⁴ S\$ equivalent using average exchange rate of US\$1=1.5203.

⁵ YPS is a wholly-owned subsidiary of YLPL.