



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

USE OF INITIAL PUBLIC OFFERING (“IPO”) PROCEEDS

The Board of Directors (“Board”) of Yanlord Land Group Limited (“Company”) refers to the issue of 242,000,000 shares and 14,523,000 shares at S\$1.08 each in the capital of the Company pursuant to the IPO of its shares in June 2006 and the exercise of the over-allotment option in July 2006 (“Over-Allotment Option”) by CLSA Singapore Pte Ltd, the stabilising manager of the Company’s IPO, respectively.

Further to the Company’s announcement made on 5 July 2006, providing an update on the use of the proceeds raised from the IPO, the Board wishes to inform that an amount of US\$6,100,000.00, net of bank charges, (equivalent to S\$9,604,450.00*), of the proceeds raised from the IPO and Over-Allotment Option (collectively, “IPO Proceeds”) has been used to increase the paid-up capital of Zhuhai Yanlord Industrial Co., Ltd., for working capital requirements.

Zhuhai Yanlord Industrial Co., Ltd is a wholly own subsidiary of Yanlord Real Estate Pte. Ltd., which is in turn a subsidiary of the Company.

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

(*Note: the amount in S\$ equivalent using exchange rate as at 21 August 2006 of US\$1 = S\$1.5745)

On behalf of the Board

Zhong Sheng Jian
Chairman and Chief Executive Officer

23 August 2006

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.