

YANLORD LAND GROUP ANNOUNCES PROPOSED CONCURRENT OFFERINGS OF ORDINARY SHARES AND CONVERTIBLE NOTES

Singapore, January 24, 2007 – Yanlord Land Group Limited (SGX-ST: Yanlord) today announced its intention to concurrently offer ordinary shares and convertible notes due 2012, subject to entering into separate purchase agreements with the respective initial purchasers of the shares and notes, and subject to market and other conditions. The combined size of the concurrent offerings (including additional notes issuable at the option of the initial purchasers of the notes) will be such that the number of shares being offered and the number of shares issuable upon conversion of all the notes at the initial conversion price will not exceed 324,000,000 in total. The lead managers of the offerings will be Goldman Sachs (Singapore) Pte. and Morgan Stanley Dean Witter Asia (Singapore) Pte. The closing of one offering will not be contingent upon the closing of the other. Yanlord has received approval in-principle for the listing of the ordinary shares, the notes and the ordinary shares issuable upon conversion of the notes on the Singapore Exchange Securities Trading Limited (the “SGX-ST”). The SGX-ST’s approval in-principle is subject to conditions and is not to be taken as an indication of the merits of Yanlord or its securities. The notes are expected to mature in five years, subject to exercise of the issuer’s call option or holders’ put option. The conversion price of the notes, the interest or yield rate on the notes, and the offering price of the ordinary shares and the notes are to be determined.

The net proceeds of the offerings are expected to be used to fund the acquisitions of new development sites; possible strategic investments, joint ventures, acquisitions or strategic alliances; and general working capital requirements.

The ordinary shares, the notes and the ordinary shares issuable upon conversion of the notes have not been and will not be registered under the United States Securities Act of 1933 and may not be offered or sold in the United States absent registration or an applicable exemption from registration requirements.

This press release is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of these securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful.

About Yanlord Land Group Limited:

Yanlord (www.yanlordland.com) is a real estate developer based in the PRC that focuses on developing high-end residential property projects in prime locations within strategically selected key and high-growth cities in the four major economic regions of the PRC. Since 2003, Yanlord also began developing high-grade commercial properties, such as office buildings, retail space and serviced apartments, for sale and lease. Yanlord also provides high-quality property management services, currently for the projects it developed. **The initial public offering for the shares of Yanlord 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.**

Forward-Looking Statements:

Certain statements contained in this announcement may be viewed as “forward-looking statements”. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual performance, financial condition or results of operations of Yanlord to be materially different from any future performance, financial condition or results of operations implied by such forward-looking statements.

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