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YANLORD

PRESS RELEASE – ACQUISITION OF PRIME SITE IN THE RAPIDLY MATURING HEXI NEW URBAN AREA EXTENDS YANLORD’S PRESENCE IN NANJING

- **Site acquired for RMB 640.0 million with gross floor area of approximately 93,280 sqm**
- **Acquisition allows the Group to capitalise on the rapidly maturing Hexi New Urban Area, Jianye District, Nanjing and reflects confidence in the potential of the Nanjing real estate sector**

(25th October 2007 – Singapore/Hong Kong) -- YANLORD LAND GROUP LIMITED (“Yanlord”, and together with its subsidiaries, the “Group”) announced that it had successfully acquired a prime site in Hexi New Urban Area, Jianye District, Nanjing City, Jiangsu Province, People’s Republic of China (“PRC”) with a total planned gross floor area (“GFA”) of 93,280 square metre (“sqm”) for RMB 640.0 million.

The real estate developer – which focuses on developing high-end residential and integrated commercial properties in strategically selected high-growth cities in the PRC – acquired the land through a subsidiary in Nanjing during a government land auction held on 24th October 2007.

Following the earlier acquisition of a 688,000 sqm site situated at the south of Hexi Avenue and east of Riverside Avenue in December 2006, this former acquisition is located in close proximity to the newly acquired project in Hexi New Urban Area, Jianye District, Nanjing.

Located at the intersection of Huangshan Road (黄山路) and Songshan Road (嵩山路), and bordered to the north by Fuchun Jiangdong Street (富春江东街) and Nanxi Jiangdong Street (楠溪江东街) to the south, the newly acquired project overlooks the Yangtze River and is in the vicinity of the Nanjing Convention Centre and Nanjing Olympics Stadium. With the Yuantong Station and Olympic Centre Station of Nanjing Metro Line 1 within walking distance, this location in Jianye District is fast becoming a high-end residential zone within this emerging Central Business District (“CBD”) of Nanjing

The acquired site area of approximately 46,640 sqm with a total planned GFA of approximately 93,280 sqm was acquired at a price of approximately RMB 6,861 per sqm of GFA. Yanlord plans to develop the land into a high-end residential zone comprising of high-rise fully fitted apartments.

Commenting on the above acquisition, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "The acquisition of this new site demonstrates our continued confidence in the strong potential of the Nanjing real estate sector, in which we have been the early entrants since 1994. This latest acquisition serves to strengthen our presence in the Jianye District in Nanjing which is fast developing as the new CBD for Nanjing. Building on our management and development expertise, we look forward to playing the crucial role in enhancing the development of this district.

"Nanjing remains a key focus in our strategic expansion plan. We currently have two major property developments in the Jianye District, namely Yanlord International Apartments which has its residential component ready for pre-sales and the serviced residence component slated for operational launch in early November; and the 688,000 sqm GFA Hexi Area land parcel acquired in December 2006, which we expect to start work by the end of this year," Mr Zhong added.

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ABOUT YANLORD LAND GROUP LIMITED:

Yanlord Land Group Limited is a real estate developer based in the PRC that focuses on developing high-end integrated residential projects and integrated property development projects in strategically selected key and high-growth cities in the PRC. Since Yanlord took its first step to enter the PRC market in 1993, Yanlord has successfully developed a number of large-scale residential property developments with international communities of residents, such as Yanlord Gardens, Yanlord Riverside Gardens, Plum Mansions and Orchid Mansions. The “Yanlord” name has been developed into a premium brand - synonymous with quality - within the property development industry of PRC. Since 2001, Yanlord has extended its geographical reach to other cities of PRC, i.e. Guiyang, Chengdu, Zhuhai, Shenzhen, Tianjin Suzhou. Its typical residential property developments projects are large-scale, multi-phased projects designed and built by international architects and leading designers.

The Group has proactively extended its commercial property development projects, acquired a considerable amount of land portions for commercial use and commenced the construction of retail mall, office, hotel and serviced residence developments. Upon the completion of the projects, it is expected to generate stable rental income for the Group and increase the asset value of the Group.

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