



**YANLORD FY2009 NET PROFIT ATTRIBUTABLE TO SHAREHOLDERS JUMPS
44.1% TO S\$325.4 MILLION ON CONTINUED DEMAND FOR THE GROUP'S
QUALITY DEVELOPMENTS**

- Group's revenue in FY2009 coupled with pre-contracted sales achieved as at 31 December 2009 totalled S\$2.8 billion
- Driven by higher average selling price ("ASP") and an increase in gross floor area ("GFA") delivered, FY2009 revenue jumped 58.8% to S\$1.6 billion from S\$1.0 billion in FY2008
- As at 31 December 2009, the Group's total pre-contracted sales amounted to S\$1.2 billion
- Net profit attributable to equity holders of the company rose 44.1% to S\$325.4 million in FY2009 from S\$225.8 million in FY2008; maintains strong financial position as cash and bank balances rises 261.2% to S\$1.4 billion for FY2009
- Continued support for Yanlord's quality developments drives ASP up 13.7% to RMB19,658 per square metre ("sqm") in FY2009 from RMB17,294 per sqm in FY2008
- Yanlord's developments continue to be well supported by customers; key project Shanghai Yanlord Riverside City tops the Shanghai single project sales chart for the third consecutive year with 2009 annual sales of RMB5.29 billion while new project Nanjing Yanlord Yangtze Riverbay Town tops the 2009 single project sales chart in Nanjing with annual sales of RMB1.98 billion
- Proposes first and final dividend of 1.68 Singapore cents per share representing payout ratio of approximately 10%

	FY 2009	FY 2008	Change (%)
ASP (Rmb / sqm)	19,658	17,294	13.7
GFA Delivered (sqm)	381,597	285,926	33.5
Revenue (S\$ mil)	1,599.7	1,007.2	58.8
Gross Profit (S\$ mil)	893.0	559.5	59.6
Gross Profit Margin (%)	55.8	55.5	0.3 ppt
Profit for the year (S\$ mil)	435.6	314.0	38.7
Net Profit Margin (%)	27.2	31.2	(4 ppt)
Profit Attributable to Equity holders of the Company (S\$ mil)	325.4	225.8	44.1

Singapore/Hong Kong – 25 February 2010 – Singapore Exchange (“SGX”) listed **Yanlord Land Group Limited** (“Yanlord” or the “Company”, and together with its subsidiaries, the “Group”), a real estate developer focused on developing high-end integrated commercial and residential property projects in strategically selected high-growth cities in the People’s Republic of China (“PRC”), announced today its stellar performance for the financial year ended 31 December 2009 (“FY2009”).

FY2009

Driven by strong market demand and continued support from customers for the Group’s quality developments in the PRC, the Group’s revenue in FY2009 coupled with pre-contracted sales achieved as at 31 December 2009 totalled S\$2.8 billion. Bolstered by significant growth of 33.5% in GFA delivered and 13.7% in ASP achieved to 381,597 sqm and RMB19,658 per sqm respectively, revenue for the year surged 58.8% to S\$1.6 billion in FY2009 from S\$1.0 billion in FY2008.

As of 31 December 2009, the Group’s total pre-contracted sales amounted to approximately S\$1.2 billion. Total pre-contracted sales included S\$1.0 billion of advances received and approximately S\$149 million of pre-sale proceeds that will be collected in subsequent financial periods.

In line with the increase in revenue, gross profit and profit attributable to equity holders of the company grew 59.6% and 44.1% to S\$893.0 million and S\$325.4 million respectively. Gross and net profit margins for the period were 55.8% and 27.2%, respectively. Reflecting the continued support for Yanlord’s high-end fully fitted apartments, the Group’s key development Yanlord Riverside City in Shanghai, topped the Shanghai single project sales chart in the “Top

Real Estate Development Sales Listings of 2009 in 10 Major Cities” survey jointly released by the China Real Estate Information Corporation, Shanghai E-House Real Estate Research Institute and China Real Estate Appraisal, for the third consecutive year with 2009 annual sales of RMB5.29 billion. The Group’s new development, Yanlord Yangtze Riverbay Town in Nanjing, similarly topped the Nanjing sales chart with annual sales of RMB1.9 billion in FY2009.

Attributable to the Group’s prudent financial policies and strong performance for the year, cash and bank balances grew substantially by 261.2% to S\$1.4 billion as at 31 December 2009 from S\$0.4 billion as of 31 December 2008.

Fully diluted earnings per share rose 38.8% to 16.18 Singapore cents (based on 2,086,173,000 shares) in FY2009 from 11.66 Singapore cents (based on 1,958,100,000 shares) in FY2008.

Commenting on the Group’s financial performance, Mr. Zhong Sheng Jian, Yanlord’s Chairman and Chief Executive Officer, said, “The strong performance in FY2009 was achieved despite operating within a weaker economic climate and reflects the continued success of our efforts to augment our position as the leading provider of high-end fully furnished apartments in the PRC. While near-term uncertainties may arise due to regulatory policies, we remain confident in the long-term prospects of the PRC real estate sector. Leveraging on our successful business strategies and the dedication of our experienced working team, we will continue to secure growth opportunities that will drive the company’s sustained development.”

Recent Developments

In recent months, the Group announced various key developments that will further augment Yanlord’s position as a leading real estate developer in the PRC.

3-year US\$400 million term loan facility

In December 2009, the Group obtained a 3-year US\$400 million term loan facility (“Facility”) - the largest syndicated loan for a non-state-owned PRC property developer when it was signed. The Group will use this Facility to refinance the outstanding amount of the US\$200 million facility dated 7 November 2007 and for general corporate purposes including the acquisition of new land. Opening to very positive response from the syndicated loan market, this syndication represents the continued confidence of the banking community in the Group’s future direction and development.

Land Bank Expansion

The Group continues to actively pursue opportunities to expand its landbank holdings. Reflecting Yanlord's continued ability to secure growth opportunities within the PRC real estate sector, it acquired various key land parcels that are expected to contribute significantly to its future development.

In December 2009, the Group announced its strategic acquisition of a prime residential development site with a total planned GFA of approximately 390,658 sqm in Panchenggang, Jinjiang District, Chengdu for RMB 1.96 billion through a public land auction.

More recently in February 2010, the Group and Ho Bee Investment Limited jointly acquired (through a 60:40 equity ownership) a prime residential development site with a GFA of approximately 246,487 sqm in Qingpu District, Shanghai for RMB3.82 billion in a public land auction.

New Launches

In January 2010, the Group launched new batches of apartment units in Yanlord Riverside Plaza Phase 1 (仁恒海河广场一期) in Tianjin and Yanlord Riverside City (Phase 3) (仁恒河滨城三期) in Shanghai. Opening to strong responses from the market, these projects recorded new highs in ASPs rising 32.2% and 27.4% to RMB53,033 per sqm and RMB23,241 per sqm for Shanghai and Tianjin respectively.

Capitalising on the progressive recovery of the PRC real estate industry, the Group will continue to launch new batches of its projects in 1Q 2010, namely, Yanlord Riverside City (Phase 3) (仁恒河滨城三期) and Yunjie Riverside Gardens (Phase 2) (运杰河滨花园二期) in Shanghai, Yanlord Peninsula (Apartments and Townhouse) (星岛仁恒及星屿仁恒) in Suzhou, Yanlord Riverside Plaza (仁恒海河广场一期) in Tianjin and Yanlord New City Gardens (Phase 2) (仁恒星园二期) in Zhuhai.

In FY 2010, the Group has slated to commence construction works on a number of key projects, namely Shanghai Qingpu District Land (上海青浦地块) and Shanghai Waigaoqiao Area Land (上海森兰外高桥地块) in Shanghai, Yanlord Yangtze Riverbay Town (Phase 3) (仁恒江湾城三期) in Nanjing and Yanlord Riverside Plaza (Phase 2) (海河广场二期) in Tianjin. Sited in prime

locations, the Group believes that these projects will contribute significantly to the future performance of the Group.

“Despite volatilities in the global economy and uncertainties in the PRC government’s credit policies, the Group will continue to maintain strong cash position and prudent financial policies to ensure the sustainable development of the Group. Led by an experienced and dedicated management team with extensive industry knowledge of the PRC real-estate sector, we will continue to focus on our business strategies and comparative advantages in the development of quality residential apartments in prime locations within high growth PRC cities to ensure the sustainable growth of our core business segments and capitalise on the long term growth prospects of the PRC real estate sector,” added Mr Zhong.

Barring any unforeseen circumstances, the Board of Directors is confident of the Group’s performance relative to the industry trend for the next reporting period and the next 12 months based on the number of units pre-sold to-date, expected delivery schedules and on-schedule construction works in progress.

In appreciation of the support from our loyal shareholders, the Board of Directors has proposed a first and final dividend of 1.68 Singapore cent per share, representing a dividend payout of approximately 10% of FY2009 net profits attributable to equity holders of the Company.

End

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About Yanlord Land Group Limited:

(Co. Registration No. 200601911K)

Yanlord Land Group Limited (Z25.SI) is a real estate developer based in the People's Republic of China, with a focus on the development of high-end fully fitted residential, commercial and integrated property projects in strategically selected key and high-growth cities in the PRC. Yanlord Land Group was listed in June 2006 on the main board of the Singapore Stock Exchange.

Since Yanlord's foray into the PRC market in 1993, it has successfully developed a number of large-scale residential property developments in Shanghai and Nanjing with international communities of residents – such as Yanlord Garden, Yanlord Riverside Gardens and Yanlord Riverside City in Shanghai and Orchid Mansion, Bamboo Garden and Yanlord International Apartments in Nanjing. The “Yanlord” name has been developed into a premium brand, synonymous with quality, within the property development industry of PRC. Currently, the Group has an established presence in seven key high-growth cities within the four major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing and Suzhou; (ii) Western China – Chengdu ; (iii) Bohai Rim – Tianjin; and (iv) Pearl River Delta – Zhuhai and Shenzhen.

Yanlord has proactively extended its commercial property development projects, acquired a considerable number of land parcels for commercial use and commenced the construction of retail malls, offices, hotels and serviced residence developments. Upon completion, the projects are expected to generate a stable rental income and increase the asset value for Yanlord.

For additional information pertaining to the Group's FY2009 financial statement announcement and results presentation, please refer to the Group's website www.yanlordland.com