

## **YANLORD LAND GROUP LIMITED – CONCURRENT OFFERINGS OF ORDINARY SHARES AND CONVERTIBLE NOTES**

**Singapore, February 26, 2007** – Yanlord Land Group Limited (SGX-ST: Yanlord) listed 150,000,000 new ordinary shares and S\$477,250,000 convertible notes due 2012, including an additional S\$62,250,000 principal amount of notes pursuant to an over-allotment option exercised by initial purchasers on February 7, 2007.

The share offer was priced at S\$2.07 per share and the initial conversion price of the notes is S\$2.7531 per share, subject to adjustment for certain specified dilutive events as stated in the indenture governing the notes, including the following events: (i) consolidation, subdivision or reclassification of the number of issued shares of the Company; (ii) capitalization of profits or reserves, including shares paid up out of distributable profits or reserves, except where Shares are issued in lieu of the whole or any part of a specifically declared cash dividend being a dividend which the shareholders of the Company (“Shareholders”) concerned would or could otherwise have received and which would not have constituted a capital distribution; (iii) capital distribution; (iv) rights issues of shares or options over shares; (v) rights issues of other securities (other than shares or options, warrants or other rights to subscribe for or purchase shares); (vi) issues at less than current market price; (vii) other issues at less than current market price; (viii) modification of rights of conversion, exchange or subscription attaching to any such securities mentioned in (vii); (ix) other offers to Shareholders; and (x) other events.

The Company will make an announcement if any such dilutive adjustment events should arise. In addition, the approval of the Shareholders in a general meeting will be sought for the issuance of excess shares (i) prior to undertaking any of the above actions which may result in a downward adjustment of the conversion price of the notes, if the total number of shares issued and issuable upon full conversion of all the notes (“Conversion Shares”) (following the adjustment to the conversion price of the notes), when aggregated with all the other Conversion Shares issued pursuant to the share issue mandate granted by the sole shareholder of the Company on 10 May 2006, exceeds the number of shares approved by the aforesaid share issue mandate; and (ii) when no subsequent share issue mandate granted by the shareholders of the Company in general meeting is available for the issue of the excess Conversion Shares.

**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. Yanlord does not intend to register its securities for sale in the United States or to conduct a public offering of securities in the United States. 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.**

### **About Yanlord Land Group Limited:**

Yanlord is a Singapore-incorporated 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 jointly managed by HL Bank and CLSA Merchant Bankers Limited**

**(the “Managers”). The Managers assume no responsibility for the contents of this press release.**

**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.