



仁恒
YANLORD

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

The Board of Directors (“**Board**”) of Yanlord Land Group Limited (“**Company**”) wishes to announce that:-

(I) ACQUISITION OF A WHOLLY-OWNED HONG KONG SUBSIDIARY WHICH HOLDS 75% SHAREHOLDING INTEREST IN SHENZHEN LONG WEI XIN INVESTMENT CO., LTD., PEOPLE’S REPUBLIC OF CHINA

The Company has through Yanlord Land Pte. Ltd. (“**YLPL**”)¹, acquired a wholly-owned subsidiary incorporated in Hong Kong known as, East Hero Investment Limited (“**East Hero**”), for a cash consideration of RMB238,700,000.00 (“**Acquisition**”), which was arrived at on a willing buyer, willing seller basis. The Acquisition will be funded by the proceeds raised from the concurrent offerings of new ordinary shares in the Company and convertible notes issued in February 2007.

Details of East Hero are as follows:-

- (i) Paid-up capital : HKD1.00
- (ii) Principal activity : Investment holding

At the time of Acquisition, East Hero holds 75% shareholding interest in Shenzhen Long Wei Xin Investment Co., Ltd.² (深圳市龙威信投资实业有限公司), a company incorporated in the People’s Republic of China (“**East Hero Group**”). The unaudited net asset value of the East Hero Group as at 31 August 2007 was RMB7,967,864.46.

(II) INCORPORATION OF A WHOLLY-OWNED SUBSIDIARY IN SINGAPORE

The Company has incorporated a wholly-owned subsidiary in Singapore known as, Yanlord Commercial Property Investments Pte. Ltd. (“**YCPI**”). Details of YCPI are as follows:-

- (i) Paid-up capital : S\$1.00
- (ii) Principal activity : Investment holding

¹ YLPL is a wholly-owned subsidiary of the Company.

² The unofficial English translation name of 深圳市龙威信投资实业有限公司.

(III) USE OF CONCURRENT OFFERINGS PROCEEDS

Terms defined in this section shall have the same meaning as set out in the announcement made on 9 April 2007, unless otherwise provided.

Further to the Company's latest announcement made on 22 August 2007, providing an update on the use of its Concurrent Offerings Proceeds, the Board wishes to inform that an amount of US\$10,000,000.00 (equivalent to S\$15,202,000.00³) of its Concurrent Offerings Proceeds has been allocated as partial payment of land premium for the Yanlord Riverside Plaza project in Tianjin, People's Republic of China.

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

On behalf of the Board

Zhong Sheng Jian
Chairman and Chief Executive Officer

27 September 2007

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.

³ S\$ equivalent using average exchange rate of US\$1=1.5202.