



PRESS RELEASE – YANLORD EXTENDS PRESENCE IN SHANGHAI THROUGH ACQUISITION OF PRIME RESIDENTIAL SITE IN THE RAPIDLY EMERGING NEW JIANGWAN URBAN AREA

- **Site acquired for RMB 1.3 billion with gross floor area of approximately 65,050 sqm**
- **Acquisition allows the Group to capitalise on the rapidly emerging New Jiangwan Urban Area, Yangpu District, Shanghai and reflects continued confidence in the potential of the Shanghai real estate sector**

(9th November 2007 – Singapore / Hong Kong) -- YANLORD LAND GROUP LIMITED (“Yanlord”, and together with its subsidiaries, the “Group”) announced today that it had, through its subsidiary, Shanghai Yanlord Property Co., Ltd, successfully acquired a 65,050 square metre (“sqm”) gross floor area (“GFA”) prime site in New Jiangwan Urban Area (新江湾城), Yangpu District, Shanghai City, People’s Republic of China (“PRC”), for RMB 1.3 billion during a government tender held on 8th November 2007.

Bordered by Jiangwan City Road (江湾城路) to the east, Guoxiao Road (国晓路) to the south, Zhenghe Road to the west (政和路) and Yinghang Road to the north (殷行路), the newly acquired project overlooks the Huangpu River and is located in the vicinity of New Jiangwan Park (新江湾公园), Wujiachang (五角场) retail shopping complexes, and renowned tertiary education institutions such as Fudan University, Tongji University (Ludong Campus) and Shanghai Finance University. With the New Jiangwan Station of Shanghai Metro Line 10 — to be operational by 2010 – within walking distance, this location in Yangpu District is fast becoming a high-end residential zone within Yangpu District of Shanghai.

The acquired site area of approximately 54,208 sqm with a total planned GFA of approximately 65,050 sqm was acquired at a price of approximately RMB 20,000 per sqm of GFA. Yanlord plans to develop this site into an exclusive high-end residential enclave comprising of high-rise fully fitted apartments.

Commenting on the above acquisition, Mr. Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Shanghai remains a key focus in our strategic expansion strategy. The acquisition of this new site demonstrates our continued confidence in the strong potential of the Shanghai real estate sector, in which we have been the early entrants since 1993. This latest acquisition not only replenishes our land bank in Shanghai which is one of the most affluent cities in the PRC but also allows us to establish a foothold in the rapidly emerging high-end residential neighbourhood of New Jiangwan City Urban Area."

"This latest acquisition follows our recent land bank acquisitions in Suzhou and Nanjing and underscores our strategy of extending our presence in key developing cities. Building on our understanding of market conditions, growth potential and demand and supply dynamics, we believe that we will play a crucial role in enhancing the development of this district and reap the benefits from its rapid expansion," Mr. Zhong concluded.

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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, and 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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