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YANLORD

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PRESS RELEASE – YANLORD SECURES A PRIME SITE IN SUZHOU FOR RMB 2.16 BILLION; MOVE CAPITALISES ON THE RAPIDLY EXPANDING SUZHOU PROPERTY SECTOR

- New site with total gross floor area of approximately 336,788 sqm site acquired at RMB 2.16 billion will complement the Group's developments in Suzhou and seeks to capitalise on the rapid property sector expansion within the area
- Acquisition follows the pre-sale of its other development in Suzhou -- Yanlord Peninsula -- which has seen take-up rate of over 90.6% since its launch in May 2007

(21 June 2007 – Singapore/Hong Kong) -- YANLORD LAND GROUP LIMITED (“Yanlord”, and together with its subsidiaries, the “Group”), a real estate developer focusing on developing high-end integrated residential and commercial properties in strategically selected high-growth cities in the People's Republic of China ("PRC") announced today that it has, through its subsidiary in Suzhou, successfully acquired a prime site in Shuanghu Plate Area, Suzhou, Jiangsu Province, the PRC, for RMB2.16 billion at a land auction conducted on 19 June 2007.

Ideally situated between the picturesque Dushu and Jinji lakes, the new project -- with a total gross floor area (“GFA”) of approximately 336,788 square metres ("sqm") – possesses the rustic charms of waterfront view of two natural lakes and retains the convenience of urban amenities through its excellent connections to major arterial roadways. Acquired at a price of approximately RMB 6,400 per sqm of GFA, the site is intended to be developed into a deluxe residential zone comprising townhouses, fully fitted apartments, ancillary commercial facilities and serviced apartments.

This latest acquisition follows the Group's success with its initial development in Suzhou -- Yanlord Peninsula, a 213,471 sqm low-density residential development consisting of villas, townhouses and fully fitted apartments situated on the west shore of scenic Dushu Lake. Priced initially at average selling price of approximately RMB 13,000 per sqm, the townhouse of Yanlord Peninsula Phase 1 currently has take-up rate of 90.6%, representing 97 (or a total GFA of 24,237 sqm) of the 107 units

released in its first batch sale since May 2007. With a total value of approximately RMB 315.0 million, these units will be progressively delivered from 4Q2007. The entire development of Yanlord Peninsula is scheduled for completion in 4Q2009.

Commenting on the latest acquisition, Mr. Zhong Sheng Jian, Chairman and Chief Executive Officer of Yanlord, said, "The acquisition of this latest land parcel demonstrates our continued confidence in the potential of the rapidly expanding Suzhou property sector and its ability to play a key role in Yanlord's geographical expansion strategy. Based on the latest publicly available information, Suzhou has experienced a phenomenal rate of growth exemplified by the near doubling of its per capita disposable income to RMB 18,532 in 2006 from RMB 10,515 in 2001, which is one of the highest disposable income amongst the Yangtze River Delta cities. The city is also a key centre for foreign investment with more than 80 of the world's Fortune 500 companies launching investment projects into the city. This influx of foreign investment has attracted a significant pool of expatriates from other parts of China and foreign professional and executives who have found a new home and are now a thriving community within this city with a total population of approximately 6 million people. This sustained influx of expatriates bodes well for the long-term growth of the high-end residential industry as they have the resources and are more inclined to source for quality living environments."

"Our confidence in this new acquisition and the potential of the Suzhou property sector is further bolstered by the achievements of our latest project Yanlord Peninsula. With high take-up rate exceeding 90.6% for the launch of our first batch of units, Yanlord Peninsula is set to grow into one of our landmark developments and together with the newly acquired land parcel, will further consolidate our position as a leading developer within the Suzhou property sector and is expected to contribute significantly to the Group's future performance," Mr. Zhong said.

"To ensure our future growth and development, it is imperative for the Group as a property developer to secure additional development sites in prime locations at commercially viable prices to enhance our developmental pipeline. To this end, we will continue to assess acquisition of sites with prime potential either through open tenders, direct acquisitions or through joint-ventures," Mr. Zhong commented.

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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 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 into other cities of PRC, i.e. Guiyang, Chengdu, Zhuhai, 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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