



Press Release – Yanlord acquires 179,944 sqm residential site in Shanghai Tangzhen New District

YANLORD EXTENDS LEADING POSITION IN THE PRC REAL ESTATE SECTOR WITH LATEST ACQUISITION OF A 179,944 SQM RESIDENTIAL DEVELOPMENT SITE IN SHANGHAI FOR RMB2.89 BILLION

- **Yanlord successfully acquires 179,944 square metre (“sqm”) gross floor area (“GFA”) prime residential development site in Tangzhen New District, Pudong, Shanghai, for RMB2.89 billion**
- **Ideally situated in Tangzhen within the core of the Pudong New District, this latest acquisition capitalises on key initiatives by the government to develop the Tangzhen New District into an international community mirroring districts such as Biyun and Lianyang**

Singapore/Hong Kong/Shanghai – 30 September 2010 – Singapore Mainboard listed Yanlord Land Group Limited (Z25.SI) (“Yanlord”) announced today that it had successfully acquired a prime residential development site (D-04-14) with a total planned GFA of approximately 179,944 sqm in Tangzhen New District, Pudong, Shanghai for RMB2.89 billion or an average purchase price of RMB16,102 per sqm in a public land auction.

Situated a mere 13km from Shanghai’s bustling Lujiazui financial centre via the Longdong Avenue, the land parcel has a low density plot ratio of up to 1.4 times and benefits from excellent connectivity via the city’s major thoroughfares and the number 2 metro line. To be developed into a prime international community, the site rests in the Tangzhen New District which is in the centre of the Pudong New District.

Home to many high-end residential developments and key facilities such as the Zhangjiang High-Tech Park, the Tangzhen Industrial Park and the Jinqiao Export Processing Centre, the Tangzhen New District has been earmarked for the development of an international community district mirroring key districts such as Biyun and Lianyang under the Shanghai municipal government’s “eleventh five year plan”. The site capitalises on the significant potential of the Tangzhen New

District as a commercial, cultural and residential hub and will be home to the discerning professionals who work and reside in the Tangzhen New District.

Commenting on this latest acquisition, Mr Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "This latest acquisition presents a unique opportunity to secure a low density plot ratio land parcel in land scarce Shanghai and is ideal for the development of a prime international community. Capitalising on the continued development of Pudong as an international financial and logistics centre coupled with the concentration of landmark projects such as Disneyland in Pudong, we are confident that this latest acquisition will contribute significantly to our future growth. Leveraging on our past experiences in developing prime international communities such as Yanlord Riverside City in the Lianyang District, we are confident that our ability to amalgamate quality, aesthetics and functionality will lead to the creation of another landmark international residential development in Shanghai that will be warmly received by our discerning customers."

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Issued on behalf of Yanlord Land Group Limited

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About Yanlord Land Group Limited:

(Co. Reg. 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 is listed on the Mainboard of the Singapore Stock Exchange.

Since the Group'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 ten 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 and Guiyang ; (iii) Bohai Rim – Tianjin and Tangshan; and (iv) Southern China – Zhuhai, Shenzhen and Hainan.

The Group 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 the Group.