



Press Release – Ground-breaking Ceremony in Zhuhai

YANLORD AND HO BEE BREAK GROUND FOR ITS 500,000 SQM RESIDENTIAL DEVELOPMENT – YANLORD MARINA PENINSULA; EXTEND LEADING PRESENCE WITHIN THE PEARL RIVER DELTA REGION

- **Landmark residential development was jointly acquired by Yanlord, Ho Bee and Shanghai You You Group for RMB3.0 billion in 2011**
- **Ideally situated along Zhuhai’s picturesque seafront, the site will be developed into a prime international community and benefits from excellent connectivity with the major economic hubs of Guangdong, Hong Kong and Macau**
- **Latest development underlines strategic focus to extend footprint within the rapidly developing Pearl River Delta Region**
- **Around 200 distinguished guests graced the ground-breaking ceremony including Singapore’s Minister for Transport, Mr Lui Tuck Yew as well as key delegates from the Guangdong provincial and Zhuhai city governments**

Singapore / Hong Kong / Zhuhai – 22 August 2013 – Yanlord Land Group Limited (Z25.SI) (“Yanlord”), together with Ho Bee Investment Ltd (H13.SI) (“Ho Bee”) and Shanghai Youyou (Group) Co., Ltd. (“Shanghai Youyou Group”), jointly announced today the ground-breaking of its landmark prime residential development in Zhuhai, the People’s Republic of China (“PRC”) – Yanlord Marina Peninsula (仁恒滨海半岛花园).

Ideally situated within the Tang Jia Wan district, the project rests along Zhuhai’s picturesque seafront and builds on government initiatives to develop the area into a prime waterfront residential district. Acquired at a cost of approximately RMB3.0 billion, the site has a development gross floor area (“GFA”) of approximately 499,329 square metre (“sqm”) and underlines the strategic thrust of the partners to further extend their joint footprint within the rapidly developing Pearl River Delta Region.

Surrounded by a comprehensive suite of amenities such as golf courses, a university district with branches of key education institutions such as Zhongshan University and Beijing Normal University, idyllic natural parks, coupled with its close proximity to the Gongbei custom checkpoint and the high-speed railway station linking Beijing and Zhuhai, Yanlord Marina Peninsula is expected to be the location of choice for discerning entrepreneurs and business professionals from Hong Kong, Macau and the Greater Pearl River Delta region who wish to reside in Zhuhai.

Welcoming the 200 distinguished guests present at the ceremony, which included dignitaries such as Singapore's Minister for Transport, Mr Lui Tuck Yew, Consulate-General of the Republic of Singapore – Guangzhou, Mr Loh Tuck Wai, Assistant Chief Executive Officer of International Enterprise (IE) Singapore, Mr Yew Sung Pei, Assistant Director of the Guangdong Provincial Government Office, Mr Su Cai Fang, Assistant Director of the Zhuhai City People Congress Standing Committee, Mr You Zhen Cheng, Deputy Secretary-General of the Zhuhai city government, Mr He Qing Ming and Zhuhai City Gaoxin District Party Secretary, Mr Zhang Yi Sheng; Mr Zhong Sheng Jian, Chairman and Chief Executive Officer of Yanlord said, "Zhuhai is one of the fastest-growing and wealthiest cities in the PRC. Home to many of China's top industries and entrepreneurs, Zhuhai continues to attract foreign investors and has in recent years emerged as a prime investment destination for Singapore enterprises. This growing affluence creates significant demand for quality residential development which Yanlord Marina Peninsula is set to capture."

"Designed by internationally recognised architects, the groundbreaking of Yanlord Marina Peninsula underscores our continued confidence in the long-term potential of the PRC real estate sector and will form a new jewel in our residential portfolio. When it is completed, Yanlord Marina Peninsula will complement our existing investments and serve to further augment our presence within the expanding real estate sector of the Pearl River Delta Region," Mr Zhong added.

Commenting on the groundbreaking ceremony, Mr Yew Sung Pei, Assistant CEO of IE Singapore said, "It is important for Singapore companies operating in China to contribute to the local development. We are pleased to see Yanlord's continued expansion in Zhuhai through the Yanlord Marina Peninsula, its third project in the city alone. With Yanlord's expertise in large-scale, mixed developments, the local government has found a great partner who will be able to support Zhuhai's ambition of becoming the selected investment destination for businesses."

Mr Chua Thian Poh, Chairman and Chief Executive Officer of Ho Bee, added, “We’re delighted to participate in this collaboration to develop a prime residential community within the heart of Zhuhai. Nestled along Zhuhai’s picturesque coastline, Yanlord Marina Peninsula rests on one of the only remaining sites with an unobstructed sea view and the necessary criteria for the development of a prime international community. Building on government initiatives to develop the area into a prime residential district, Yanlord Marina Peninsula targets discerning customers seeking to balance the desire for unparalleled waterfront living with their busy work schedules by providing quality homes that are in close proximity to the major economic hubs of Guangzhou, Hong Kong and Macau.”

End

Issued on behalf of Yanlord Land Group Limited and Ho Bee Investment Ltd.

Analysts & Media Contact:

<p>Anyi Wang Head of Corporate Finance and Relations Yanlord Land Group Limited Phone: (852) 2861 0608 anyi.wang@yanlord.com</p> <p>Yim Jeng Yuh Corporate and Investor Relations Manager Yanlord Land Group Limited Phone: (65) 6336 2922 jengyuh.yim@yanlord.com.sg</p>	<p>Desmond Woon Executive Director Ho Bee Investment Ltd Phone: (65) 6842 2100 desmond@hobee.com</p> <p>Caroline Ee-Lee General Manager (Human Resource cum Corporate Affairs) Ho Bee Investment Ltd Phone: (65) 6843 0705 caroline@hobee.com</p>
--	--

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 Limited was listed in June 2006 on the Mainboard of the Singapore Stock Exchange.

Since Yanlord'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 Gardens, Yanlord Riverside Gardens and Yanlord Riverside City in Shanghai and Orchid Mansions, Bamboo Gardens 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 nine key high-growth cities within the five major economic regions of the PRC, namely, (i) Yangtze River Delta – Shanghai, Nanjing and Suzhou; (ii) Western China – Chengdu; (iii) Bohai Rim – Tianjin and Tangshan; (iv) Southern China – Zhuhai and Shenzhen; and (v) Hainan – Sanya.

Yanlord 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 Yanlord.

More information about the company can be found on the company's website at www.yanlordland.com.

About Ho Bee Investment Ltd:
(Co. Reg. No. 198702381M)

Ho Bee Investment Ltd (H13.SI) is listed on the Mainboard of the Singapore Exchange since 1999. The real estate development and investment company has a portfolio that covers many quality residential, commercial and high-tech industrial projects since its establishment in 1987.

It is the leading developer of luxury homes in the exclusive residential enclave of Sentosa Cove. Its treasury of residences in Sentosa Cove includes condominiums like The Berth, The Coast, Turquoise and Seascape and bungalow developments on Coral and Paradise Islands.

Some of the properties that are currently under development by Ho Bee include:

- Cape Royale, a 302-unit condominium in Sentosa Cove (35:65 joint venture with IOI Land); and
- The Metropolis, a 1.2 million sq ft commercial development in One-North.

Headquartered in Singapore, Ho Bee has also diversified its real estate business overseas with a focus in the major cities of London (United Kingdom), Shanghai, Tangshan, Zhuhai (PRC), Gold Coast and Melbourne (Australia).

More information about the company can be found on the company's website at www.hobee.com.
