



PRESS RELEASE – Yanlord and Ho Bee to explore residential project development in Tangshan

YANLORD AND HO BEE TO EXPLORE JOINT DEVELOPMENT OF RESIDENTIAL PROJECT IN TANGSHAN NANHU ECO-CITY; EXTENDS PENETRATION INTO THE EMERGING BOHAI ECONOMIC REGION

- **Yanlord and Ho Bee jointly signs Memorandum of Understanding with the Nanhu Eco-City Administrative Committee, Tangshan, Hebei province to explore high-end residential project development**
- **MOU is one of the joint development initiatives promulgated under a strategic collaboration between the Tangshan City government and International Enterprise (IE) Singapore**

Singapore/Hong Kong/Tangshan – 15 October 2009 – Yanlord Land Group Limited (Z25.SI) (“Yanlord”) together with Ho Bee Investment Limited (H13.SI) (“Ho Bee”) jointly announced today that they have through their joint venture company in Singapore, Yanlord Ho Bee Investments Pte. Ltd. (“Yanlord Ho Bee”) signed a memorandum of understanding (“MOU”) with the Tangshan Nanhu Eco-city Administrative Committee (唐山市南湖生态城管理委员会) during the Tangshan Caofeidian (唐山曹妃甸) Economic Trade Forum to explore joint investment and development of high-end residential development within the Nanhu Eco-City (唐山市南湖生态城). This project is supported by IE Singapore, Singapore’s lead agency promoting the overseas growth of Singapore-based enterprises and international trade.

Yanlord Ho Bee signed the agreement with the Tangshan Nanhu Eco-City Administrative Committee in Tangshan witnessed by Singapore’s Minister for Manpower Mr Gan Kim Yong, Commercial Counselor of the Embassy of the Republic of Singapore in China and IE Singapore’s Director for China Mr Ignatius Lim as well as Tangshan City Party Secretary Mr Zhao Yong, Tangshan City Mayor Mr Chen Guo Ying, Tangshan City Vice-Mayor Mr Chen Xue Jun.

Ideally situated on the southern ridge of Tangshan City and in close proximity to the City's central business district, the Nanhu Eco-city has been earmarked for the development of a new first-tier city centre that incorporates modern infrastructure with environmentally conscious living conditions and comprehensive recreational amenities. With a planned area of approximately 91 square kilometers ("sq. km"), the Nanhu Eco-city benefits from excellent connectivity via the city's key thoroughfares such as the Dou River to the east, the Xin Jin Shan railway line to the west, Tangshan-Tianjin expressway to the south and Nanxin Road to the north.

To better execute the urban planning and design of this new district, the Tangshan City government has engaged the services of key professionals and industry experts such as the China Academy of Urban Planning and Design, Tsinghua University Institute of Architecture and Design, ISA Internationales Stadtbauatelier and J.A.O Design International Architects and Planners Limited. Based on the existing master plan, Nanhu Eco-City will be centered around a 28 sq. km eco-scenic area and further sub-divided into four key sectors with a total planned area of 63 sq. km that will target eco-tourism, cultural development, high-end service industries, residential development and high-tech industrial development. In particular, the south-western sector of the Nanhu Eco-City will house the new administrative and financial centres of the city and presents significant opportunities for high-end residential development. Building on its competencies in property development, Yanlord Ho Bee will explore opportunities and investments for high-end residential development in this area.

Commenting on this latest agreement, Mr Zhong Shen Jian, Yanlord's Chairman and Chief Executive Officer, said, "Tangshan is one of the fastest-growing cities in the Bohai Economic Region. With a GDP that is amongst China's top 20 cities, Tangshan's rapid pace of development, excellent growth potential and lush natural surroundings presents a unique opportunity for investment in large-scale high-end residential developments."

"Leveraging on the synergistic strengths in urban design as well as advanced construction and project management methodologies arising from the collaboration between Yanlord and Ho Bee, we hope to introduce Singapore's aesthetically pleasing yet functional style of urban planning and design to Tangshan. " added Mr Zhong.

Said Mr Chua Thian Poh, Ho Bee's Chairman and Chief Executive Officer, "We're delighted to participate in this collaboration to develop Tangshan into a world class and renowned Eco-city and at the same time enhance its economic growth. With the combined expertise and track

records of both Yanlord in the PRC and Ho Bee in Singapore, we believe this collaboration will be a win-win venture that benefits all parties and the society as a whole.”

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About Yanlord Ho Bee Investment Pte. Ltd.

Yanlord Ho Bee Investment Pte. Ltd. is a joint venture company incorporated in Singapore between its shareholders, Yanlord Land Pte. Ltd. and HB Investments (China) Pte. Ltd.

About Yanlord Land Group Limited:

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 was listed in June 2006 on the main board 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 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 Yanlord has an established presence in eight 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 ; (iii) Bohai Rim – Tianjin; and (iv) Pearl River Delta – Zhuhai and Shenzhen.

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 stable rental income and increase the asset value for Yanlord.

About Ho Bee Investments Limited

Ho Bee's core businesses are property investment and property development in Singapore and the cities of London and Shanghai. Established in 1987, it has earned a reputation as a builder of quality developments, in the residential, industrial and commercial sectors.

Over the last two decades, Ho Bee had built a solid track record in the real estate industry. To-date, Ho Bee had provided the market with more than 3,000 units of apartments and more than a million square feet of commercial and industrial space. Particularly renowned for developing projects of distinction, Ho Bee approaches each of its projects through a thorough research process, believing that innovative architecture and engineering should blend with the functional needs of the residents.

We are known to be opportunistic and visionary in our property acquisitions. We ventured into Sentosa Cove when most people are skeptical of the Government's Master Plan in to create a waterfront haven with the most desirable address in Singapore. Today, many have been inspired by our success in Sentosa Cove and the rapid transformation of the Cove into a very popular residential resort which offers a very unique lifestyle for its residents. Ho Bee is proud to be the pioneer and biggest developer in the Cove with a total of eight projects there. Besides the Cove, Ho Bee had also made its mark in developing other properties close to nature e.g Southaven at the foot of Bukit Timah reserves, the Riverina, Rio Vista and Dakota Residences next to the rivers. Even the London project known as Parliament View is next to the River Thames.

With Singapore as its base, Ho Bee has spread its wings into London in 1996 and into Shanghai in 2002. The foray overseas was a strategic move by Ho Bee to reduce its dependency on a very small and competitive market in Singapore.

The company was listed in the Singapore Stock Exchange in 1999 and in 2006, the market capitalization of the company crossed the billion dollar mark. In 2007, one of its first developments in Sentosa Cove , The Berth by the Cove, won the prestigious MIPIM Award for the Residential category.

Ho Bee has been dubbed "the rising star of the real estate industry" by many media.

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