



PRESS RELEASE – Yanlord and Ho Bee acquire 387,597 sqm GFA prime residential site in Tangshan

YANLORD AND HO BEE CAPITALISE ON RAPID DEVELOPMENT OF BOHAI ECONOMIC REGION THROUGH ACQUISITION OF A 387,597 SQM GFA HIGH-END RESIDENTIAL SITE IN TANGSHAN NANHU ECO-CITY

- **Yanlord and Ho Bee jointly acquire high-end residential site with a gross floor area (“GFA”) of 387,597 square metre (“sqm”) in Tangshan Nanhu Eco-City for RMB504.6 million**
- **Latest acquisition will tap on the rapid development of the Bohai Economic Region in China**

Singapore/Hong Kong/Tangshan – 16 June 2010 – Yanlord Land Group Limited (Z25.SI) (“Yanlord”) together with Ho Bee Investment Ltd (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”) acquired six prime residential development sites (A-08, A-09, A-11, A-14, A-15 and A-19) with a combined site area of 186,444 sqm and a total planned GFA of approximately 387,597 sqm in the Tangshan Nanhu Eco-City (唐山市南湖生态城) (“Nanhu Eco-City”), Tangshan, Hebei for RMB504.6 million or at an average purchase price of RMB1,302 per sqm.

Located on the southern ridge of Tangshan City in close proximity to the city’s central business district, the Nanhu Eco-City has received numerous accolades for its environmentally conscious design and pristine living conditions such as the “China Living Environment Model Award”, the “Dubai International Award for Best Practices to improve the Living Environment” and the “HBA Award for Outstanding Contribution to China”. Centered on the concept of environmental conservation, 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. Through this collaboration, Yanlord and Ho Bee will bring forth their expertise in developing international residential projects into the Nanhu Eco-City project.

Commenting on this latest acquisition, Mr Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "Tangshan is one of the fastest-growing cities in the Bohai Economic Region of China. This latest acquisition follows our earlier developments in Tianjin and reflects the Group's continued confidence in the development of the Bohai Economic Region. Building on our commitment towards developing quality homes, we will, together with Ho Bee, develop a high-end eco-friendly international residential project that will contribute to Tangshan's development into a world class and renowned Eco-City."

Mr Chua Thian Poh, Ho Bee's Chairman and Chief Executive Officer, added, "We're delighted to participate in this collaboration to develop a prime residential community within the heart of Tangshan's Nanhu Eco-City. With the rapid development of Tangshan and the Nanhu Eco-City, we are confident that this latest development will be well received by discerning home buyers seeking to live in an eco-friendly international community and will further augment Ho Bee's future developments and initiatives within the Greater China market."

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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 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 Gardens, 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 nine key high-growth cities including those 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 Tangshan; (iv) Pearl River Delta – Zhuhai and Shenzhen; as well as (v) Sanya, Hainan.

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 website at www.yanlordland.com

About Ho Bee Investment Ltd

(Co. Reg. No. 19872381M):

Ho Bee Investment Ltd is listed on the main board 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.

Headquartered in Singapore, Ho Bee has also diversified its real estate business overseas with a focus in the major financial cities of London and Shanghai.

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

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