



YANLORD, TOGETHER WITH HO BEE AND SHANGHAI YOUYOU, ACQUIRES TWO PRIME RESIDENTIAL SITES IN ZHUHAI FOR RMB3.0 BILLION

- **Yanlord, together with Ho Bee and Shanghai Youyou Group in a 60%, 20%, 20% joint venture, successfully acquires two adjacent prime residential sites with a combined gross floor area (“GFA”) of 499,329 square metre (“sqm”) in Tang Jia Wan district (唐家湾), Zhuhai, for RMB3.0 billion**
- **Ideally situated for the development of a prime high-end international community, the sites are situated along Zhuhai’s picturesque seafront and enjoy excellent connectivity via the city’s key thoroughfares**
- **This latest acquisition capitalises on government initiatives to inject over RMB300 billion into Zhuhai to further enhance its infrastructure development as well as augment its economic collaboration with Hong Kong, Macau and reflects the continued confidence in the potential of the Zhuhai real estate sector**

Singapore/Hong Kong – 24 October 2011 – 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 successful acquisition of two adjacent prime residential development sites with a combined GFA of 499,329 sqm in Tang Jia Wan District, Zhuhai, for RMB3.0 billion or at an average purchase price of RMB6,000 per sqm in a public land auction.

Ideally situated within the Tang Jia Wan district, the sites are situated along Zhuhai’s picturesque seafront and benefit from excellent connectivity via the city’s key thoroughfares. With an average plot ratio of up to 2.19 times, the sites capitalise on government initiatives to inject over RMB300 billion to develop Zhuhai into a western hub for the Pearl River Delta. Key infrastructure projects such as the Hong Kong – Macau - Zhuhai bridge, the Hengqin New District, the Guangzhou-Zhuhai railway and the Aeronautical Industrial Park are some of the key projects brought forth

under the government initiatives to further strengthen the economic collaboration between Hong Kong, Macau and Zhuhai.

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, and idyllic natural parks, coupled with its close proximity to the Gongbei custom checkpoint and the high-speed railway station linking Beijing and Zhuhai, these residential sites are 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.

Commenting on this latest acquisition, Mr Zhong Sheng Jian, Yanlord's Chairman and Chief Executive Officer, said, "While current market conditions remain volatile, there are significant opportunities that developers such as Yanlord can capitalise on to further enhance its future development. Ideally situated in prime locations and attractively priced, these sites will build on Yanlord's track record for the development of high-end international communities and are expected to contribute significantly to our future growth. Moving forward, we will, in accordance with our financial ability, continue to identify and explore additional opportunities that will serve to augment our business development."

Mr Chua Tian 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, these sites are the only remaining sites with an unobstructed sea view and bear the necessary criteria for the development of a prime international community. This latest acquisition follows a thorough analysis of both the attributes of the sites as well as the current market climate. It also reflects our continued confidence in the potential of the real estate sector in China, in particular the economic growth of Zhuhai."

Mr Jiamin Shan, Shanghai Youyou's Chairman and President, added, "This latest acquisition is a synergistic collaboration between three capable and renowned developers. Leveraging on the development track record of each partner, we are confident that this partnership will create a landmark international residential development that will set new benchmarks for the area."

The Zhuhai land parcels are acquired by a joint venture between Yanlord, Ho Bee and Shanghai Youyou with an equity ownership of 60%, 20% and 20% respectively.

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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 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 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 ; (iii) Bohai Rim – Tianjin and Tangshan; and (iv) Southern China – Zhuhai, Shenzhen and 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. 198702381M)

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, Seascape and bungalow developments on Coral and Paradise Islands.

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

- Trilight, a 205-unit condominium in Newton Road;
- Parvis, a 248-unit condominium in Holland Hill (50:50 joint venture with MCL Land);
- Pinnacle Collection, a 302-unit condominium in Sentosa Cove (35:65 joint venture with IOI Land);
- The Metropolis, a 1.2 million sq ft commercial development in One-North; and
- One Pemimpin, a 115-unit high-tech industrial building in Pemimpin Drive.

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

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

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