SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

FORM

1
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies **only** to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/of becoming aware of, the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;
 - (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General 1. Name of Listed Issuer: Yanlord Land Group Limited ("Company") 2. Type of Listed Issuer: ✓ Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust 3. Name of Director/CEO: Zhong Sheng Jian 4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? √ Yes ☐ No 5. Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment? ☐ Yes (Please proceed to complete Part II) (Please proceed to complete Part III) 6. Date of notification to Listed Issuer: 19-Aug-2021

Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

ınsa	ction A
Dat	te of acquisition of or change in interest:
17-	Aug-2021
	te on which Director/CEO became aware of the acquisition of, or change in, interest (1) different from item 1 above, please specify the date):
17-	Aug-2021
	planation (if the date of becoming aware is different from the date of acquisition of, or change interest):
	be of securities which are the subject of the transaction (more than one option may be osen):
$\overline{\mathbf{A}}$	Ordinary voting shares/units of Listed Issuer
	Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer
	Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
	Participatory interests made available by Listed Issuer
	Others (please specify):
	mber of shares, units, rights, options, warrants, participatory interests and/or principa ount/value of debentures or contracts acquired or disposed of by Director/CEO:
Pur	chase of 3,273,700 ordinary shares of the Company
	ount of consideration paid or received by Director/CEO (excluding brokerage and stamp
uul	

7.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances :
	Acceptance of employee share options/share awards
	☐ Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
	Corporate action by Listed Issuer (please specify):
	Others (please specify):
	Others (piease specify).

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	96,690,600	1,278,390,000	1,375,080,600
As a percentage of total no. of ordinary voting shares/units:	5.006	66.185	71.191
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	99,964,300	1,278,390,000	1,378,354,300

	voting share	atage of total no. of ordinary es/units:	5.175	66.185	71.36	
	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as set out in item 8 tables 1 to 8, arises]					
	Yanlord Hold (5% sharehol accounts. Pe	ding interest). The total no. o	ned by Mr Zhong : f 1,378,354,300 or puted based on 1,	Sheng Jian (95% share dinary shares are held 931,535,376 issued ord	holding interest) and his spous	
).	\sim	ts (if any): its (if any): ital file size for all attachment(s) should not excee	ed 1MB.)		
1.	If this is a r	eplacement of an earlie	notification, ple	ease provide:		
	(the	Net announcement refere "Initial Announcement"): of the Initial Announcem		notification which	was announced on SGXNo	et
	` '	git transaction reference		relevant transaction	on in the Form 1 which wa	as
2.	Remarks (i	fand				
	Mr Zhong Sh	eng Jian further holds US\$50 the Company.	000,000 of 6.75%	Senior Notes due 2023	s issued by a wholly-owned	
		eference Number (auto-g	enerated):			

ra	ansaction B
	Date of acquisition of or change in interest:
	18-Aug-2021
	Date on which Director/CEO became aware of the acquisition of, or change in, interest (if different from item 1 above, please specify the date):
	18-Aug-2021
	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
	Type of securities which are the subject of the transaction (more than one option may be
	chosen):
	✓ Ordinary voting shares/units of Listed Issuer✓ Other types of shares/units (<i>excluding ordinary voting shares/units</i>) of Listed Issuer
	Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
	Participatory interests made available by Listed Issuer
	Others (please specify):
	Number of shares, units, rights, options, warrants, participatory interests and/or principal
	amount/value of debentures or contracts acquired or disposed of by Director/CEO:
	Purchase of 1,782,900 ordinary shares of the Company
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):
	S\$2,090,093.67
	Circumstance giving rise to the interest or change in interest: Acquisition of:

✓	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
Dis	posal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Oth	ner circumstances :
	Acceptance of employee share options/share awards
	Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
	Corporate action by Listed Issuer (please specify):
	Others (please specify):
_	

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	99,964,300	1,278,390,000	1,378,354,300
As a percentage of total no. of ordinary voting shares/units:	5.175	66.185	71.36
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of ordinary voting shares/units held:	Direct Interest 101,747,200	Deemed Interest 1,278,390,000	Total 1,380,137,200

	set out in item 8 tables 1 to 8, arises]
Y () a	Mr Zhong Sheng Jian is deemed to have an interest in 1,278,390,000 ordinary shares of the Company held by Yanlord Holdings Pte. Ltd., a company owned by Mr Zhong Sheng Jian (95% shareholding interest) and his spouse 5% shareholding interest). The total no. of 1,380,137,200 ordinary shares are held directly and via nominee accounts. Percentages of interest are computed based on 1,931,535,376 issued ordinary shares (excluding treasury shares) of the Company, and rounded to the nearest three decimal places.
0. <i>A</i>	Attachments (<i>if any</i>): 1 (1) (The total file size for all attachment(s) should not exceed 1MB.)
) 1. l	f this is a replacement of an earlier notification, please provide:
	a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNe (the "Initial Announcement"):
(b) Date of the Initial Announcement:
(Date of the initial Announcement.
((c) 15-digit transaction reference number of the relevant transaction in the Form 1 which was attached in the Initial Announcement:
N	Remarks (<i>if any</i>): Ar Zhong Sheng Jian further holds US\$50,000,000 of 6.75% Senior Notes due 2023 issued by a wholly-owned
N	
N S	Ar Zhong Sheng Jian further holds US\$50,000,000 of 6.75% Senior Notes due 2023 issued by a wholly-owned ubsidiary of the Company.
N S	Ar Zhong Sheng Jian further holds US\$50,000,000 of 6.75% Senior Notes due 2023 issued by a wholly-owned ubsidiary of the Company. Saction Reference Number (auto-generated):
Tran	Ar Zhong Sheng Jian further holds US\$50,000,000 of 6.75% Senior Notes due 2023 issued by a wholly-owned ubsidiary of the Company. Saction Reference Number (auto-generated):
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Tran	Ar Zhong Sheng Jian further holds US\$50,000,000 of 6.75% Senior Notes due 2023 issued by a wholly-owned ubsidiary of the Company. Saction Reference Number (auto-generated):
Tran	Ar Zhong Sheng Jian further holds US\$50,000,000 of 6.75% Senior Notes due 2023 issued by a wholly-owned ubsidiary of the Company. Saction Reference Number (auto-generated):

19-Aug-2021
Date on which Director/CEO became aware of the acquisition of, or change in, interest (if different from item 1 above, please specify the date):
19-Aug-2021
Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
Type of securities which are the subject of the transaction (more than one option may be chosen): Ordinary voting shares/units of Listed Issuer
Other types of shares/units (<i>excluding ordinary voting shares/units</i>) of Listed Issuer
Rights/Options/Warrants over shares/units of Listed Issuer
Debentures of Listed Issuer
Rights/Options over debentures of Listed Issuer
Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
Participatory interests made available by Listed Issuer
Others (please specify):
Number of shares, units, rights, options, warrants, participatory interests and/or principa amount/value of debentures or contracts acquired or disposed of by Director/CEO:
Purchase of 1,934,800 ordinary shares of the Company
Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):
S\$2,287,873.56

✓ Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Securities via physical settlement of derivatives or other securities
Securities pursuant to rights issue
Securities via a placement
Securities following conversion/exercise of rights, options, warrants or other convertibles
Disposal of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Other circumstances :
Acceptance of employee share options/share awards
☐ Vesting of share awards
Exercise of employee share options
Acceptance of take-over offer for Listed Issuer
Corporate action by Listed Issuer (please specify):
Others (please specify):

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	101,747,200	1,278,390,000	1,380,137,200
As a percentage of total no. of ordinary voting shares/units:	5.268	66.185	71.453
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	103,682,000	1,278,390,000	1,382,072,000
140. Of Ordinary Voting Shares/arms field.			

9.	[Υοι	umstances giving rise to deemed interests (<i>if the interest is such</i>): I may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as out in item 8 tables 1 to 8, arises]
	Yanlo (5% s acco	hong Sheng Jian is deemed to have an interest in 1,278,390,000 ordinary shares of the Company held by ord Holdings Pte. Ltd., a company owned by Mr Zhong Sheng Jian (95% shareholding interest) and his spouse shareholding interest). The total no. of 1,382,072,000 ordinary shares are held directly and via nominee unts. Percentages of interest are computed based on 1,931,535,376 issued ordinary shares (excluding treasury es) of the Company, and rounded to the nearest three decimal places.
10.	Atta	chments (<i>if any</i>): 👔
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If thi	s is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 1 which was attached in the Initial Announcement:
<i>Tra</i>	ansac	tion Reference Number (auto-generated): 9 2 2 4 4 4 6 3 3 9 2 2
		s to be completed by an individual submitting this notification form on behalf of the Director/CEO.
13.	Part	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Zhong Si Wan
	(b)	Designation (if applicable):
		Investment Director
	(c)	Name of entity (if applicable):