



YANLORD LAND GROUP LIMITED

(Incorporated with limited liability in the Republic of Singapore)
(Registration Number: 200601911K)

VALUATION OF THE GROUP'S PROPERTIES

Yanlord Land Group Limited ("Company" and together with its subsidiaries, "Group") wishes to announce the valuations, as at 31 December 2021, in respect of the following properties pursuant to Rule 703 (Appendix 7.1) of the Listing Manual of Singapore Exchange Securities Trading Limited¹:

Description of property	Tenure of Land	Valuer ²	Valuation Amount
Commercial land parcel, Suzhou No. 2016-WG-46, North of Ganjiang Road and East of Cang Street, Gusu District, Suzhou, Jiangsu Province, the People's Republic of China	The land use rights have been granted for a term due to expire on 22 December 2056 for commercial and cultural entertainment uses	CHFT Advisory and Appraisal Ltd.	RMB2,300,000,000
UE BizHub CITY 207/205 River Valley Road & 81/A/B/83 Clemenceau Avenue, UE Square, Singapore 238275/4 & 239917/18/19/20	929-year leasehold from 1 January 1953	Edmund Tie & Company (SEA) Pte Ltd	SGD759,200,000 (equivalent to RMB3,581,829,680 ³)
UE BizHub TOWER 79 Anson Road, Singapore 079906	Freehold	Savills Valuation and Professional Services (S) Pte Ltd	SGD480,000,000 (equivalent to RMB2,264,592,000 ³)

Copies of the property valuation reports for the above properties are available for inspection at the registered office of the Company at 9 Temasek Boulevard, #36-02 Suntec Tower Two, Singapore 038989 during normal business hours for a period of three months from the date of this announcement.

Yanlord Land Group Limited
Zhong Sheng Jian
Chairman and Chief Executive Officer

27 February 2022

¹ The Group determined whether a valuation of the property has a significant impact on the Group's financial position and/or performance, having regard to the unaudited condensed interim financial statements of the Group for the six months and full year ended 31 December 2021.

² Each of the valuations of above properties was carried out by a property valuer in accordance with the property valuation standards.

³ The valuation amount is converted to Renminbi using the closing rate at SGD1 : RMB4.7179.