



仁恒  
YANLORD

**YANLORD LAND GROUP LIMITED**  
(Incorporated with limited liability in the Republic of Singapore)  
(Registration Number: 200601911K)

**ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL**

Yanlord Land Group Limited (“**Company**” and together with its subsidiaries, “**Group**”) wishes to announce the following transactions that occurred during the first half of the financial year ending 31 December 2022, pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited (“**Listing Manual**”):

**1. Incorporation of Subsidiaries<sup>1</sup> and Associated Companies<sup>1</sup>**

<b>Company Name</b>	<b>Place of Incorporation</b>	<b>Effective Interest Held by The Company</b>	<b>Registered Capital (RMB million)</b>	<b>Principal Activity</b>
Chengdu Chuangyi Youju Housing Rental Co., Ltd. <sup>2</sup>	The People's Republic of China (“ <b>PRC</b> ”)	100%	0.5	Property leasing and car park services
Haikou Yanlord Meishi Real Estate Co., Ltd. <sup>3</sup>	PRC	50%	10	Property development
Jinan Gusheng Fitness Services Co., Ltd. <sup>4</sup>	PRC	100%	0.5	Fitness services
Jinan Hengzhu Industrial Investment Co., Ltd. <sup>5</sup>	PRC	40%	10	Property development
Nanjing Gusheng Fitness Services Co., Ltd. <sup>6</sup>	PRC	100%	1	Fitness services
Nanjing Yanlord Trade Service Co., Ltd. <sup>7</sup>	PRC	100%	1	E-commerce and residential daily services

<sup>1</sup> In this announcement, “subsidiary” and “associated company” has the meaning ascribed to it under the Companies Act 1967 of Singapore and the Listing Manual, respectively.

<sup>2</sup> English name of 成都创艺优居住房租赁有限公司.

<sup>3</sup> English name of 海口仁恒美视置业有限公司.

<sup>4</sup> English name of 济南固盛健身服务有限公司.

<sup>5</sup> English name of 济南恒筑产业投资有限公司.

<sup>6</sup> English name of 南京固盛健身服务有限公司.

<sup>7</sup> English name of 南京仁恒商贸服务有限公司.

Company Name	Place of Incorporation	Effective Interest Held by The Company	Registered Capital (RMB million)	Principal Activity
Suzhou Suxin Yanlord Property Service Co., Ltd. <sup>8</sup>	PRC	49%	5	Property management
Yangzhou Yanlord Construction Management Co., Ltd. <sup>9</sup>	PRC	100%	190	Construction engineering

## 2. Acquisition of Subsidiary and Associated Company

Company Name	Place of Incorporation	Registered Capital (RMB million)	Principal Activity	Effective Interest Acquired by The Company	Aggregate Value of the Consideration for Acquisition	Net Asset / Liability Value Acquired
Dongguan Jiaji Industrial Investment Co., Ltd. <sup>10</sup> (“Dongguan Jiaji”)	PRC	125	Investment holding	60%	RMB75 million through an increase in the registered capital of Dongguan Jiaji, which remains unpaid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Dongguan Jiaji.	Net asset value of approximately RMB70 million based on the management accounts of Dongguan Jiaji as at 30 June 2022.
Dongguan Hanbang Energy Co., Ltd. <sup>11</sup>	PRC	12.5	Property development	36%		

## 3. Acquisition of Additional Interest Resulting in Companies Becoming Subsidiaries

Company Name	Additional Equity Interest Acquired	Resultant Effective Interest Held by The Company	Aggregate Value of the Consideration for Acquisition	Net Asset / Liability Value Acquired
Hangzhou Renyuan Property Development Co., Ltd. <sup>12</sup> (“Hangzhou Renyuan”)	1%	51%	RMB515,500, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Hangzhou Renyuan as well as projected profits of the property project held under Hangzhou Renxiang.	Net liability value of approximately RMB3 million based on the management accounts of Hangzhou Renyuan as at 30 June 2022.
Hangzhou Renxiang Property Development Co., Ltd. <sup>13</sup> (“Hangzhou Renxiang”)	1%	51%		

<sup>8</sup> English name of 苏州苏新仁恒物业服务服务有限公司.

<sup>9</sup> English name of 扬州仁恒建设管理有限公司.

<sup>10</sup> English name of 东莞市嘉济实业投资有限公司.

<sup>11</sup> English name of 东莞市汉邦能源有限公司, a company which 60% equity interest is owned by Dongguan Jiaji.

<sup>12</sup> English name of 杭州仁远房地产开发有限公司.

<sup>13</sup> English name of 杭州仁祥房地产开发有限公司, a company which is wholly-owned by Hangzhou Renyuan.

#### 4. Disposal of and Change in Interest in a Subsidiary

Company Name	Equity Interest Disposed Of	Resultant Effective Interest Held by The Company	Aggregate Value of the Consideration for Disposal	Net Asset / Liability Value Disposed Of
Jiangyin Rensheng Property Development Co., Ltd. <sup>14</sup> (“ <b>Jiangyin Rensheng</b> ”)	10%	51%	RMB5 million, through an increase in the registered capital of Jiangyin Rensheng, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Jiangyin Rensheng.	Net asset value of approximately RMB5 million based on the management accounts of Jiangyin Rensheng as at 31 March 2022.

#### 5. Striking off of a Dormant Associated Company

Maxlee Development Pte. Ltd., a dormant associated company, has been struck off from the register under Section 344A of the Companies Act 1967 of Singapore.

All relevant transactions as set out in this announcement were/will be funded by internal resources.

Each and all of the above transactions is/are not expected to have any material impact on the net tangible assets per share or earnings per share of the Group for the current financial year ending 31 December 2022.

None of the directors nor controlling shareholder of the Company has any interest, direct or indirect, in the above transactions save for their respective interests, through their shareholdings and/or directorships, as the case may be, in the Group.

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

11 August 2022

<sup>14</sup> English name of 江阴市仁盛房地产开发有限公司.