



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

ANNOUNCEMENT PURSUANT TO RULE 910 OF THE LISTING MANUAL

Yanlord Land Group Limited (“**Company**”) wishes to announce the sale of a residential unit in its subsidiary’s property project, as detailed below (“**Sale**”), pursuant to Rule 910 of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**Listing Manual**”):

Seller	Buyer	Name of Project and Unit Number	Sale Price	Percentage Discount Given
Shenzhen Dongguan Shengtai Investment Co., Ltd. ¹ , an entity at risk and a subsidiary in which the Company owns a 100% effective interest	Mr. Lin Hui Qian, a relative of (i) Mr. Zhong Sheng Jian, the Chairman and Chief Executive Officer, a director and controlling shareholder of the Company; (ii) Mr. Zhong Ming, the Executive Deputy Chairman of the Company; and (iii) Mr. Zhong Iek Ka, a director of the Company	Yanlord Century Mansion, Building 1, Level 22, Flat 2205	RMB3,554,868	Nil

The sale price in respect of the Sale represents the list price for the particular residential unit quoted on the public price list of the property project, and after deducting relevant promotions made available to the public. All terms of the Sale are no more favourable than are available to unrelated purchasers of residential units in the same property project.

In line with Rule 912 of the Listing Manual, the Audit Committee of the Company (“**AC**”) has reviewed and approved the Sale, and is satisfied that the number and terms of the Sale are fair and reasonable and are not prejudicial to the interests of the Company and its minority shareholders; and at the recommendation of the AC, the Board of Directors of the Company (save for Mr. Zhong Sheng Jian, Mr. Zhong Ming and Mr. Zhong Iek Ka who have abstained from the review and approval process) has reviewed and approved the Sale and is also satisfied that the terms of the Sale are not prejudicial to the interests of the Company and its minority shareholders.

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

12 March 2025

¹ English name of 深圳市东关盛泰投资有限公司.