



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**” and together with its subsidiaries, “**Group**”) 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
Wuhan Tianxiang Real Estate Co., Ltd. ¹ , an entity at risk and a subsidiary in which the Company owns a 50% effective interest	Mr. Zhong Sili, a relative of Mr. Zhong Sheng Jian, the Chairman and Chief Executive Officer, a director and controlling shareholder of the Company	The Yangtze Garden (Phase 1), Block 5, Unit 2, Room 3201	RMB22,915,486	5%

The sale price in respect of the Sale represents the list price of the particular residential unit as quoted on the public price list of the property project, and after deducting applicable promotions offered to the public and a 5% discount granted to eligible employees under the Group’s scheme for employees’ first purchase of property unit in the Group’s property projects. 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 who has 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

7 May 2025

¹ English name of 武汉天象置业有限公司.