



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 2025, pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited:

1. Incorporation of Subsidiaries

Company Name	Place of Incorporation	Principal Activities	Registered Capital	Effective Equity Interest Held by the Company
Chengdu Gusheng Zhuoyou Intelligent Engineering Co., Ltd. ²	The People’s Republic of China	Sale of construction and decorative materials	RMB500,000	100%
Haikou Yanlord Real Estate Co., Ltd. ³	The People’s Republic of China	Property development	RMB1,000,000	100%
Jinan Yanlord Meijia Engineering Technology Co., Ltd. ⁴	The People’s Republic of China	Construction engineering, equipment installation, interior renovation and design services	RMB1,000,000	100%
Shanghai Hengjiayuan Building Technology Co., Ltd. ⁵	The People’s Republic of China	Provision of technical services, technology development and construction engineering works	RMB1,000,000 ⁶	100%
Tianjin Hengyuan Intelligent Technology Co., Ltd. ⁷	The People’s Republic of China	Inspection of lightning protection system and design of intelligent building system	RMB1,000,000	100%

¹ In this announcement, the terms “subsidiary” (and its plural, “subsidiaries”) and “associated company” shall have the respective meanings ascribed to them under the Companies Act 1967 of Singapore and the Listing Manual of the Singapore Exchange Securities Trading Limited.

² English name of 成都固盛卓优智能工程有限公司

³ English name of 海口仁恒置业有限公司

⁴ English name of 济南仁恒美嘉工程科技有限公司

⁵ English name of 上海恒嘉远楼宇科技有限公司

⁶ Registered capital was RMB2,000,000 at the time of incorporation and was reduced to RMB1,000,000 on 10 March 2025.

⁷ English name of 天津恒源智能科技有限公司

1. Incorporation of Subsidiaries (Continued)

Company Name	Place of Incorporation	Principal Activities	Registered Capital	Effective Equity Interest Held by the Company
Tianjin Yanlord Meijia Engineering Technology Co., Ltd. ⁸	The People's Republic of China	Equipment installation and construction engineering services	RMB1,000,000	100%
Zhuhai Hengzhijian Decoration Engineering Co., Ltd. ⁹	The People's Republic of China	Residential plumbing and electrical services and fire safety technical services	RMB1,000,000	100%

2. Disposal of Subsidiaries

Company Name	Effective Equity Interest Disposed Of by the Company	Resultant Effective Equity Interest Held by the Company	Aggregate Value of the Consideration	Net Asset / Liability Value Disposed Of
Hainan Lanmeng Quality Life Service Co., Ltd. ¹⁰ ("Hainan Lanmeng")	51%	Nil	RMB50,000, which has been fully received in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the paid-up capital of Hainan Lanmeng contributed by the Group.	Net liability value of the interest disposed of is approximately RMB180,000 based on the management accounts of Hainan Lanmeng as at 28 February 2025.
Nanjing Renxing Property Service Co., Ltd. ¹¹ ("Nanjing Renxing")	60%	Nil	RMB600,000, which has been fully received in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the paid-up capital of Nanjing Renxing contributed by the Group.	Net asset value of the interest disposed of is approximately RMB843,000 based on the management accounts of Nanjing Renxing as at 31 December 2024.

⁸ English name of 天津仁恒美嘉工程科技有限公司

⁹ English name of 珠海恒知建装饰工程有限公司

¹⁰ Hainan Lanmeng Quality Life Service Co., Ltd. (海南蓝梦品质生活服务有限公司) was formerly known as Hainan Yanlord Quality Life Service Co., Ltd. (海南仁恒品质生活服务有限公司).

¹¹ English name of 南京仁星物业服务有限公司

2. Disposal of Subsidiaries (Continued)

Company Name	Effective Equity Interest Disposed Of by the Company	Resultant Effective Equity Interest Held by the Company	Aggregate Value of the Consideration	Net Asset / Liability Value Disposed Of
WPSY (Malaysia) Sdn. Bhd. ("WPSY")	Approximately 100%	Nil	RM8,000,000, which has been fully received in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net asset value of WPSY.	Net asset value of the interest disposed of is approximately RM8,082,000 based on the management accounts of WPSY as at 30 September 2024.

3. Acquisition of Additional Equity Interest in Subsidiaries

Company Name	Additional Effective Equity Interest Acquired by the Company	Resultant Effective Equity Interest Held by the Company	Aggregate Value of the Consideration	Net Asset / Liability Value Acquired
Xingheng (Shenzhen) Investment Management Co., Ltd. ¹² ("Xingheng Shenzhen")	30%	100%	RMB820,220,254.03, which has been fully paid in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net asset value of the interest acquired.	Net asset value of the interest acquired is approximately RMB940 million based on the consolidated management accounts of Xingheng Shenzhen as at 28 February 2025.
Haikou Yanlord Property Co., Ltd. ¹³	30%	100%		

4. Dissolution of Subsidiary

Nantong Renyi Real Estate Development Co., Ltd.¹⁴, a dormant wholly-owned subsidiary, has been voluntarily dissolved.

5. Dissolution of Associated Company

Hangzhou Binbai Enterprise Management Co., Ltd.¹⁵, a dormant associated company, has been voluntarily dissolved.

¹² English name of 兴恒（深圳）投资实业有限公司

¹³ Haikou Yanlord Property Co., Ltd. (海口仁恒房地产有限公司) is a wholly-owned subsidiary of Xingheng Shenzhen.

¹⁴ English name of 南通仁亿房地产开发有限公司

¹⁵ Hangzhou Binbai Enterprise Management Co., Ltd. (杭州滨柏企业管理有限公司) was formerly known as Hangzhou Binbai Investment Management Co., Ltd. (杭州滨柏投资管理有限公司).

All relevant transactions set out in this announcement were 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 financial year ending 31 December 2025.

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

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

14 August 2025