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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 second half of the financial year ended 31 December 2025, pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited:

1. Incorporation of Subsidiary

Company Name	Place of Incorporation	Principal Activities	Registered Capital	Effective Equity Interest Held by the Company
Suzhou Yanlord Property Brokerage Co., Ltd. ²	The People’s Republic of China	Property agency, consultancy and leasing services	RMB1,000,000	100%

2. Acquisition of Additional Equity Interest in Subsidiary

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
Shenzhen Shengzhong Real Estate Co., Ltd. ³ (“ Shenzhen Shengzhong ”)	16%	100%	RMB9,415,385, which has been fully settled by offsetting against the receivable balance due from the seller, was arrived at on a willing-buyer, willing-seller basis and after taking into account the historical purchase price paid by the seller in acquiring the shares.	Net liability value of the interest acquired is approximately RMB212.09 million based on the management accounts of Shenzhen Shengzhong as at 30 September 2025.

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 苏州仁恒房地产经纪有限公司

³ English name of 深圳市盛中置业有限公司

3. 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 Renmei Property Service Co., Ltd. ⁴ (“ Hainan Renmei ”)	51%	Nil	RMB1,000,000, which has been fully received in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the paid-up capital of Hainan Renmei contributed by the Group.	Net asset value of the interest disposed of is approximately RMB1.02 million based on the management accounts of Hainan Renmei as at 31 August 2025.
Shenzhen Long Wei Xin Investment Co., Ltd. ⁵ (“ Shenzhen Long Wei Xin ”)	94.9%	Nil	RMB427,500,000, 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 and statutory reserve of Shenzhen Long Wei Xin contributed by the Group.	Net asset value of the interest disposed of is approximately RMB388.02 million based on the management accounts of Shenzhen Long Wei Xin as at 30 November 2025.
Suzhou Future Agriworld Co., Ltd. ⁶	Approximately 83.11%	Nil	RMB37,032,350.13, of which RMB36,183,907.75 has been received in cash and the balance remains outstanding, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net asset value of the interest disposed of and applying a discount to the valuation.	Net asset value of the interest disposed of is approximately RMB45.61 million based on the valuation report dated 8 July 2025.

⁴ English name of 海南仁美物业服务集团有限公司

⁵ English name of 深圳市龙威信投资实业有限公司

⁶ English name of 苏州未来农林大世界有限公司

4. Disposal of Associated Company

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 Value Disposed Of
Suzhou Xingaoerong Hotel Management Co., Ltd. ⁷ (“Suzhou Xingaoerong”)	26%	Nil	RMB991,300, 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 Suzhou Xingaoerong.	Net asset value of the interest disposed of is approximately RMB991,300 based on the valuation report dated 26 December 2024.

5. Dissolution of Subsidiary

Far East Motors Malaysia Sendirian Berhad, a dormant subsidiary, has been dissolved pursuant to a members' voluntary liquidation.

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 ended 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

26 February 2026

⁷ English name of 苏州新高乐荣酒店管理有限公司 (formerly known as 苏州新高乐融酒店管理有限公司)