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YANLORD

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

PROPERTY VALUATIONS

Yanlord Land Group Limited (“**Company**” and together with its subsidiaries, “**Group**”) wishes to announce, pursuant to Rule 703 of the Listing Manual of the Singapore Exchange Securities Trading Limited, the property valuations¹ which have been adopted and reflected in the consolidated financial statements of the Company for the financial year ended 31 December 2025. Details of the valuations are set out below:

Description of Property	Tenure of Land	Valuer ²	Valuation as at 31 December 2025 (RMB)
Yanlord Reverie Plaza – Retail portion Longgang Road, Longgang District, Shenzhen, Guangdong Province, the People’s Republic of China	Land use rights have been granted for a term due to expire on 28 December 2066	CHFT Advisory and Appraisal Ltd.	1,966,000,000
Yanlord Reverie Plaza – Office portion Longgang Road, Longgang District, Shenzhen, Guangdong Province, the People’s Republic of China	Land use rights have been granted for a term due to expire on 28 December 2066	CHFT Advisory and Appraisal Ltd.	2,414,000,000
Cangjie Commercial Plaza – Commercial podium portion and car park spaces North of Ganjiang Road and East of Cang Street, Gusu District, Suzhou, Jiangsu Province, the People’s Republic of China	Land use rights have been granted for a term due to expire on 22 December 2056	CHFT Advisory and Appraisal Ltd.	3,260,000,000

¹ The Company determines whether a valuation for the Group’s properties has a significant impact on the Group’s financial position and/or performance, having regard to its unaudited condensed interim financial statements for the six months and full year ended 31 December 2025.

² Each of the valuations for the properties was carried out by an independent property valuer in accordance with the property valuation standards.

Description of Property	Tenure of Land	Valuer²	Valuation as at 31 December 2025 (RMB)
Yanlord Riverside Plaza (Phase 1) – Retail portion Nos. 137 and 139 Dongma Road, Nankai District, Tianjin Province, the People’s Republic of China	Land use rights have been granted for a term due to expire on 1 March 2054	CHFT Advisory and Appraisal Ltd.	2,013,000,000
UE BizHub CITY 205/207 River Valley Road & 81/A/B/83 Clemenceau Avenue UE Square Singapore 238275/4 & 239917/18/19/20	929-year leasehold from 1 January 1953	Edmund Tie & Company (SEA) Pte Ltd	4,500,069,840 ³
UE BizHub TOWER 79 Anson Road, Singapore 079906	Freehold	Savills Valuation and Professional Services (S) Pte Ltd	2,685,631,200 ³
UE BizHub WEST 450 & 452 Alexandra Road Singapore 119960/1	Freehold	Savills Valuation and Professional Services (S) Pte Ltd	2,227,108,800 ³

Copies of the valuation reports for the above properties are available for inspection by appointment at the Company’s registered office at 9 Temasek Boulevard, #36-02 Suntec Tower Two, Singapore 038989 during normal business hours for a period of three (3) months from the date of this announcement.

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

26 February 2026

³ The valuation amounts are denominated in Singapore Dollar (SGD) and have been converted to Renminbi (RMB) based on the CNY Central Parity Rate as of 31 December 2025, published on the website of the China Foreign Exchange Trade System (also known as the National Interbank Funding Center).