



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

Yanlord Land Group Limited (the “Company” and together with its subsidiaries, the “Group”) wishes to announce that: -

1) ACQUISITION OF ENTITIES IN SHENZHEN, THE PEOPLE’S REPUBLIC OF CHINA (“PRC”)

The Company has, through its indirect wholly-owned subsidiary, Yanlord (Shenzhen) Investment Management Co., Ltd.¹, acquired (i) 49% interest in the capital of Shenzhen Shengzhong Real Estate Co., Ltd.² (“Shenzhen Shengzhong”) and (ii) 40% interest in the capital of Shenzhen Minji Real Estate Development Co., Ltd.³ (“Shenzhen Minji”) from two separate vendors, each of which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual of the Singapore Exchange Securities Trading Limited (“SGX-ST”). Details of the entities are set out below: -

	Shenzhen Shengzhong	Shenzhen Minji
Registered capital	RMB22,220,000	RMB150,000,000
Principal activity	Property development	Property development
Place of incorporation	Shenzhen, PRC	Shenzhen, PRC

The cash consideration for the acquisition of the interests in Shenzhen Shengzhong of approximately RMB354 million, which has been paid in full, was arrived at on a willing-buyer, willing-seller basis, and after taking into account, *inter alia*, market value of the land cost and liabilities held by Shenzhen Shengzhong. The consideration for the acquisition of the interests in Shenzhen Minji of approximately RMB794 million, of which RMB500 million has been paid in cash and the remaining amount of approximately RM294 million will be offset by way of distribution of profits by Shenzhen Minji in accordance with the terms set out in a cooperative agreement entered into with the vendor, was arrived at on a willing-buyer, willing-seller basis, and after taking into account, *inter alia*, the feasibility analysis and market value of projects comparable to the project held by Shenzhen Minji.

The net tangible asset value represented by the interests acquired by the Company in each of Shenzhen Shengzhong and Shenzhen Minji, based on their respective management accounts as at 30 June 2019 and 30 September 2019, was approximately RMB48 million and RMB59 million, respectively.

2) CHANGE IN INTEREST IN AN ENTITY IN HAINAN, PRC

The Company has, through its indirect wholly-owned subsidiary, Nanjing Renyuan Investment Co., Ltd.⁴ (“Nanjing Renyuan”), disposed of an interest of 5% (“Disposal Interest”) in Hainan Yanlord Beautycrown Cultural Tourism Development Co., Ltd.⁵ (“Hainan Beautycrown”), to a company which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual of SGX-ST for a cash consideration of approximately RMB4.06 million, of which approximately RMB3.58 million has been paid and the balance payment of RMB480,000 will be made at a later date in accordance with such further arrangement to be determined between the parties (“Disposal”). The consideration of the

¹ An unofficial English translation name of 仁恒(深圳)投资实业有限公司.

² An unofficial English translation name of 深圳市盛中置业有限公司.

³ An unofficial English translation name of 仁恒(深圳)投资实业有限公司.

⁴ An unofficial English translation name of 南京仁远投资有限公司.

⁵ An unofficial English translation name of 海南仁恒美丽之冠文化旅游发展有限公司.

Disposal was arrived at on a willing buyer, willing seller basis, and after taking into account the value of Disposal Interest represented by the registered capital of Hainan Beautycrown at the time of Disposal. Subsequent to the Disposal, Nanjing Renyuan further transferred (“Transfer”) an interest of 15% in Hainan Beautycrown to Yanlord Land Pte. Ltd. (“YLPL”), a direct wholly-owned subsidiary. Following the Disposal and Transfer, the Company’s effective interest in Hainan Beautycrown, held through Nanjing Renyuan and YLPL, has reduced from 60% to 55%.

The net tangible asset value represented by the Disposal Interest based on the management accounts of Hainan Beautycrown as at 30 September 2019 was approximately RMB3.62 million.

The above transactions 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 2020.

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

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

10 January 2020