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YANLORD

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

VALUATION OF THE GROUP'S PROPERTIES

Pursuant to Rule 703 (Appendix 7.1) of the Listing Manual of Singapore Exchange Securities Trading Limited, Yanlord Land Group Limited (the "Company" and together with its subsidiaries, the "Group") wishes to announce the valuations, as at 31 December 2020, in respect of the following properties¹:-

Description of property	Tenure of Land	Valuer²	Valuation³
UE BizHub City 81 & 83 Clemenceau Avenue, Singapore	929-year lease from 1 January 1953	Edmund Tie & Company (SEA) Pte Ltd	RMB3,683,755,800
UE BizHub Tower 79 Anson Road, Singapore	Freehold	Savills Valuation And Professional Services (S) Pte Ltd	RMB2,327,620,800

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

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

26 February 2021

¹ Determined based on the unaudited full year financial statements of the Group for the financial year ended 31 December 2020.

² Each of the valuations of above properties was carried out by a property valuer in accordance with the property valuation standards.

³ The valuation amount are converted to Renminbi using the closing rate at SGD1 : RMB4.9314.