



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 2023, pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited (“**Listing Manual**”):

1. Incorporation of Subsidiaries and Associated Company

Company Name	Place of Incorporation	Principal Activity	Registered Capital / Issued Capital	Effective Equity Interest Held by the Company
Nanjing Renxing Property Service Co., Ltd. ²	The People’s Republic of China (“ PRC ”)	Property management	RMB5 million	60%
Right Star Worldwide Co., Limited ³	Hong Kong (SAR)	Investment holding	HKD1	100%
Shanghai Chaoyong Industrial Development Co., Ltd. ⁴	PRC	Construction related business	RMB10 million	100%
Suzhou Xingaoierong Hotel Management Co., Ltd. ⁵	PRC	Hotel and serviced apartment management	RMB1 million	26%

¹ In this announcement, “subsidiary” and “associated company” shall have the respective meanings ascribed to them under the Companies Act 1967 of Singapore and the Listing Manual, respectively.

² English name of 南京仁星物业服务服务有限公司.

³ English name of 正星環球有限公司.

⁴ English name of 上海潮咏实业发展有限公司.

⁵ English name of 苏州新高乐融酒店管理有限公司, which is formerly known as 苏州新高乐荣酒店管理有限公司.

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
Tianjin Yanlord Hehai Real Estate Co., Ltd. ⁶ (“ Tianjin Yanlord Hehai ”)	40%	100%	RMB12 million, which has been fully paid in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Tianjin Yanlord Hehai.	Net asset value of approximately RMB14 million based on the management accounts of Tianjin Yanlord Hehai as at 30 September 2023.

3. Transfer of Shares Resulting in Acquisition of Additional Effective 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
Zhuhai Yanlord Heyuan Land Co., Ltd. ⁷ (“ Zhuhai Yanlord Heyuan ”)	3%	60%	RMB16 million, which remains unpaid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net asset value of Zhuhai Yanlord Heyuan based on a valuation report dated 19 October 2023.	Net asset value of approximately RMB21 million based on the management accounts of Zhuhai Yanlord Heyuan as at 31 December 2023.

4. Disposal of Equity Interest Resulting in Companies Ceasing to be 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
Nanjing Xinghuiheng Enterprise Management Co., Ltd. ⁸ (“ Nanjing Xinghuiheng ”)	55%	5%	RMB11 million, which has been fully received in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Nanjing Xinghuiheng.	Net asset value of approximately RMB11 million based on the management accounts of Nanjing Xinghuiheng as at 30 November 2023.
Nanjing Xingrenli Property Development Co., Ltd. ⁹	55%	5%		

⁶ English name of 天津仁恒和海置业有限公司.

⁷ English name of 珠海仁恒和远置地有限公司.

⁸ English name of 南京星绘恒企业管理有限公司.

⁹ English name of 南京星仁力房地产开发有限公司, a company wholly owned by Nanjing Xinghuiheng.

5. 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
Greens Investments Limited ¹⁰ (“ Greens Investments ”)	100%	Nil	RMB421.88 million, of which RMB379.692 million has been received in cash with the remainder remains outstanding, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net asset value of Greens Investments based on a valuation report dated 25 October 2022.	Net liability value of approximately RMB52 million based on the management accounts of Greens Investments as at 30 June 2023.
Zhuhai International Golf Amusement Co., Ltd. ¹¹	60%	Nil		
Guizhou Hengjinfu Property Service Co., Ltd. ¹² (“ Guizhou Hengjinfu ”)	100%	Nil	On a willing-buyer, willing-seller basis and after taking into account the financial position of Guizhou Hengjinfu, there is no consideration for the disposal.	Net asset value of approximately RMB2 million based on the management accounts of Guizhou Hengjinfu as at 31 October 2023.

6. Disposal of Associated Companies

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
Chongqing Huaxin International Realty Co., Ltd. ¹³ (“ Chongqing Huaxin ”)	49.7%	Nil	RMB75.2 million, which has been fully received in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the financial position of Chongqing Huaxin.	Net asset value of approximately RMB83.8 million based on the management accounts of Chongqing Huaxin as at 31 August 2023.

¹⁰ English name of 绿色投资有限公司.

¹¹ English name of 珠海国际高尔夫游乐有限公司, a company in which 60% equity interest is owned by Greens Investments.

¹² English name of 贵州恒锦赋物业服务服务有限公司, which is formerly known as Guiyang Yanlord Property Management Co., Ltd. (贵阳仁恒物业管理有限公司).

¹³ English name of 重庆华新国际实业有限公司.

6. Disposal of Associated Companies (Cont'd)

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
Tianjin Shenglin Property Development Co., Ltd. ¹⁴ (“Tianjin Shenglin”)	50%	Nil	RMB25 million, of which RMB20 million has been received in cash with the remainder remains outstanding, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net asset value of Tianjin Shenglin based on a valuation report dated 18 November 2022.	Net asset value of approximately RMB194 million based on the management accounts of Tianjin Shenglin as at 30 June 2023.

7. Dissolution of Subsidiaries and Associated Company

The following subsidiaries and associated company have been dissolved voluntarily:

- i. Dongguan Renyuan Tianchen Real Estate Co., Ltd.¹⁵
- ii. Nanjing Yanlord Ningxin Enterprise Management Co., Ltd.¹⁶
- iii. Nanjing Yanlord Ningxin Real Estate Co., Ltd.¹⁷
- iv. Shanghai Jiaxun Enterprise Development Co., Ltd.¹⁸
- v. Shanghai WBL Enterprise Management Co., Ltd.¹⁹
- vi. Taicang Renfa Property Development Co., Ltd.²⁰
- vii. Tianjin Yanlord Garden Co., Ltd.²¹

All relevant transactions as set out in this announcement were/will be 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 2023.

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

27 February 2024

¹⁴ English name of 天津市晟林房地产开发有限公司.

¹⁵ English name of 东莞市仁远天宸置业有限公司.

¹⁶ English name of 南京仁恒宁新企业管理有限公司.

¹⁷ English name of 南京仁恒宁新置业有限公司.

¹⁸ English name of 上海嘉讯企业发展有限公司.

¹⁹ English name of 上海维星企业管理有限公司.

²⁰ English name of 太仓仁发房地产开发有限公司.

²¹ English name of 天津艺苑园林有限公司.