



仁恒
YANLORD

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

PROPERTY VALUATION

Yanlord Land Group Limited (“**Company**” and together with its subsidiaries, “**Group**”) wishes to announce, pursuant to Rule 703 of the Listing Manual of Singapore Exchange Securities Trading Limited, the valuations for the properties of the Group with significant impact on the Group’s financial position and/or performance¹, which have been adopted and reflected in the consolidated financial statements of the Company for the financial year ended 31 December 2023. Details of the valuations are set out below:

Description of Property	Tenure of Land	Valuer²	Valuation Amount (RMB)
Cangjie Commercial Plaza, 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
UE BizHub CITY 205/207 River Valley Road & 81/A/B/83 Clemenceau Avenue, Singapore 238275/4 & 239917/18/19/20	929-year leasehold from 1 January 1953	Edmund Tie & Company (SEA) Pte Ltd	4,287,779,280 ³
UE BizHub TOWER 79 Anson Road, Singapore 079906	Freehold	Savills Valuation and Professional Services (S) Pte Ltd	2,624,073,600 ³

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 2023.

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

³ The valuation amounts are denominated in Singapore Dollar (SGD) and have been converted to Renminbi (RMB) based on the Central Parity Rate as of 29 December 2023, published on the website of the China Foreign Exchange Trade System (also known as the National Interbank Funding Center).

Copies of the valuation reports for the above properties are available for inspection by appointment 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

27 February 2024