



仁恒
YANLORD

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 first half of the financial year ending 31 December 2024, pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited (“**Listing Manual**”):

1. Incorporation of Subsidiary and Associated Company

Company Name	Place of Incorporation	Principal Activity	Registered Capital	Effective Equity Interest Held by the Company
Nanjing Zhoudao Commercial Operation Management Co., Ltd. ²	The People’s Republic of China (“ PRC ”)	Business management	RMB5 million	28.5%
Wuxi Gusheng Fitness Services Co., Ltd. ³	PRC	Fitness services	RMB1 million	100%

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
Yanlord Isetan Commercial Co., Ltd. ⁴ (“ Yanlord Isetan ”)	39%	90%	RMB1, which has been fully paid in cash, was arrived at on a willing-buyer, willing seller basis and after taking into account the net asset value of Yanlord Isetan based on a valuation report dated 31 January 2024.	Net liability value of approximately RMB27 million based on the management accounts of Yanlord Isetan as at 30 June 2024.

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

² English name of 南京洲岛商业运营管理有限公司

³ English name of 无锡固盛健身服务有限公司

⁴ English name of 仁恒伊势丹商业有限公司

3. Disposal of Associated Company

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
The Seletar Mall Pte. Ltd. (“Seletar Mall”)	Approximately 30%	Nil	S\$43,352,100, which has been fully received in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net asset value and fair value of the property of Seletar Mall.	Net asset value of approximately S\$26.6 million based on the management accounts of Seletar Mall as at 31 December 2023.

4. Dissolution of Subsidiaries

The following subsidiaries have been dissolved voluntarily:

- i. Yanlord Equity Investment Management (Shanghai) Co., Ltd.⁵
- ii. Suzhou Cangqiong Construction Engineering Co., Ltd.⁶
- iii. Yanlord Cultural Tourism Development Co., Ltd.⁷
- iv. Shanghai Renjing Real Estate Co., Ltd.⁸
- v. Shanghai Chaoyong Industrial Development Co., Ltd.⁹

5. Striking off of Subsidiaries

The following subsidiaries have been struck off from the register under Section 344A of the Companies Act:

- i. Yanlord Singapore Office Pte. Ltd.
- ii. Yanlord Singapore Residential Pte. Ltd.
- iii. Yanlord Singapore Retail Pte. Ltd.

All relevant transactions as set out in this announcement were 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 ending 31 December 2024.

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

14 August 2024

⁵ English name of 仁恒股权投资管理（上海）有限公司

⁶ English name of 苏州苍穹建设工程有限公司

⁷ English name of 仁恒文旅发展有限公司

⁸ English name of 上海仁靖置业有限公司

⁹ English name of 上海潮咏实业发展有限公司