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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 2026, pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited:

1. Incorporation of Subsidiaries

Company Name	Place of Incorporation	Principal Activities	Registered Capital / Issued Capital	Effective Equity Interest Held by the Company
Suzhou Yanlord Building Technology Co., Ltd. ²	The People’s Republic of China	Technology development and technical services	RMB1,000,000	100%
UE Development (Mistri) Pte. Ltd.	Singapore	Real estate developer	SGD100	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 (Tianjin) Commercial Co., Ltd. ³ (“ Yanlord Tianjin ”)	10%	100%	RMB1, which has been fully paid in cash, was arrived at on a willing-buyer, willing-seller basis and after taking into account the valuation of Yanlord Tianjin as set out in the valuation report dated 15 April 2026.	Net liability value of the interest acquired is approximately RMB29.35 million based on the management accounts of Yanlord Tianjin as at 31 March 2026.

¹ In this announcement, the terms “subsidiary” (and its plural, “subsidiaries”) and “associated company” shall have the respective meanings ascribed to them under the Companies Act 1967 of Singapore and the Listing Manual of the Singapore Exchange Securities Trading Limited.

² English name of 苏州市仁恒楼宇科技有限公司

³ Yanlord (Tianjin) Commercial Co., Ltd. (仁恒 (天津) 商业有限公司) was formerly known as Yanlord Isetan Commercial Co., Ltd. (仁恒伊势丹商业有限公司).

3. Dissolution of Subsidiaries

The following subsidiaries have been dissolved voluntarily:

- i. Zhuhai Renyuan Service Consultancy Co., Ltd.⁴
- ii. Zhuhai Renyuan Enterprise Management Co., Ltd.⁵

4. Deregistration of Subsidiary

Right Star Worldwide Co., Limited⁶ was deregistered and accordingly dissolved upon deregistration.

All relevant transactions 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 2026.

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

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

13 August 2026

⁴ English name of 珠海仁远服务咨询有限公司

⁵ English name of 珠海仁远企业管理有限公司

⁶ English name of 正星環球有限公司