YAMADA GREEN RESOURCES LIMITED
(Company Registration No. 201002962E)
(Incorporated in the Republic of Singapore)

ACQUISITION OF LAND AND BUILDING IN SAKAI CITY, OSAKA JAPAN

The board of directors of Yamada Green Resources Limited (the "**Company**"), together with its subsidiaries, the "**Group**") wishes to announce that the Company's wholly owned subsidiary, コムレイド株式会社 has on 18 July 2025, entered into a sale and purchase agreement (the "**SPA**") with 株式会社エフイーホーム (the "**Vendor**") for the acquisition of the a 4 storeys building and the land that it sits on as described below ("**Acquisition**").

The Acquisition is In line with the Group's plans to further expand its property rental business in Japan. This serves to strengthen its diversification of the Group's property investment and rental segment and reduce its concentration risk in the People's Republic of China.

Further to the incorporation of the Group's wholly owned subsidiary in Japan to explore business opportunities in property leasing and food related business, and the acquisition of the land and building in Osaka as announced on 12 May 2025, The Acquisition will serve as a complement to our existing property investment and rental segment.

Particulars of land and building

Land Plot Number:	3064-2 Nagasone-cho, Kita-ku, Sakai City, Osaka Prefecture, 591-8025 (大阪府堺市北区長曽根町 3064 番 2)
Building Address:	3064-2 Nagasone-cho, Kita-ku, Sakai City, Osaka Prefecture, 591-8025 (大阪府堺市北区長曽根町 3064 番 2)
Land Area:	127.2 m^2
Total Built-up area:	330.5 m^2
Number of units:	1 Shop, 6 residential units and 1 carpark
Tenure:	Freehold

The units in the buildings are currently tenanted and the roof is currently rented out for solar power generation purposes. All the tenancies would be taken over by コムレイド株式会社 upon the completion of the Acquisition. The rental under the current tenancies amounts to JPY 8.84 million per annum.

Vendor and Interest of Directors and Controlling Shareholders

The Vendor is an unrelated third party. No director or controlling shareholder has any interest, direct or indirect, in the Acquisition save for their interests in the shares of the Company. No director is proposed to be appointed to the Company in connection with the Acquisition.

Purchase Consideration

The purchase consideration for the Acquisition is JPY137.0 million ("**Purchase Consideration**"), of which JPY13.7 million has been paid on 18 July 2025 upon the execution of the SPA. The remaining Purchase Consideration of JPY123.3 million will be paid to Vendor at completion on or before 1 August 2025. The Purchase Consideration will be funded by internal resources.

The Company learned about the sales of the land and building from Toushi.homes.co.jp an established online listing platform for buying/selling of real estate in Japan. The Company proactively contacted the Vendor for the Acquisition after it carried out the internal assessment on the Acquisition by arranging for the site visit to understand the location, traffics, surroundings, comparison of the transaction price of similar lands and buildings at the surrounding area and background search for the owner of the land.

SPA

The SPA is on Japan's standard terms for the sale and purchase of properties and there are no material conditions attaching to the Acquisition save for terms customary to such agreements. Completion of the Acquisition is on 1 August 2025.

Value

The value of the Acquisition would be the Purchase Consideration of the Acquisition which was arrived at on an arm's length and willing buyer seller basis, and on arm's length commercial terms. No valuation was commissioned in respect of the Acquisition.

Financial Effects

The Acquisition is expected to contribute positively to the financial performance of the Group from August 2025.

Assuming that the Acquisition had been effected on 30 June 2024, the net tangible assets per share of the Group as at 30 June 2024 would be as follows:

30 June 2024	Before the Acquisition	After the Acquisition
NTA (RMB'000)	256,765	256,884
Weighted Average Number of shares ('000)	176,757	176,757
NTA per share (RMB cents)	145.3	145.3

* Based on the Purchase Consideration of JPY137.0 million (equivalent to approximately RMB6.6 million based on an exchange rate of 1 JPY : 0.0483 RMB as at 17 July 2025) the current annual rental of JPY8.84 million less one-off fees of JPY3.6 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of JPY2.0 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY0.7million (equivalent to approximately RMB0.1 million based on an exchange rate of 1 JPY : 0.0483 RMB as at 17 July 2025).

Assuming that the Acquisition had been effected on 1 July 2023, the earnings per share of the Group as at 30 June 2024 would be as follows:

30 June 2024	Before the Acquisition	After the Acquisition
Net profit/loss attributable to shareholders (RMB'000)	(32,466)	(32,347)
Weighted Average Number of shares ('000)	176,757	176,757
Loss per share (RMB cents)	(18.9)	(18.3)

* Based on the current annual rental of JPY8.84 million less one-off fees of JPY3.6 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of JPY2.0 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY0.7million (equivalent to approximately RMB0.1 million based on an exchange rate of 1 JPY : 0.0483 RMB as at 17 July 2025).

Relative figures under Listing Rule 1006

The relative figures under Listing Rule 1006 based on the latest announced consolidated results are:

Rule 1006(a)	Net asset value of the assets to be disposed of, compared with the group's net asset value.	Not applicable
Rule 1006(b)	Net profits attributable to the assets acquired, compared with the group's net profits	(0.4%)[(1)]
Rule 1006(c)	Aggregate value of the consideration given, compared with the Company's market capitalisation based on the total number of issued shares excluding treasury shares	6.4%[(2)]
Rule 1006(d)	Number of equity securities issued by the Company as consideration for an acquisition, compared with the number of equity securities previously in issue	Not applicable
Rule 1006(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the Company's proved and probable reserves. This basis is applicable to a disposal of mineral, oil or gas assets by a mineral, oil or gas company but not to an acquisition of assets.	Not applicable

Note

(1) Based on the current annual rental of JPY8.84 million less one-off fees of JPY3.6 million (which included real estate acquisition tax, registration and

license fee, stamp duty, real estate broker commission), other costs of JPY2.0 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY0.7 million (equivalent to approximately RMB0.1 based on an exchange rate of 1 JPY : 0.0483 RMB as at 17 July 2025).

(2) Based on the Purchase Consideration of JPY137 million (equivalent to approximately RMB6.6 million) based on an exchange rate of 1 JPY : 0.0483 RMB as at 17 July 2025) and the market capitalization of the Company of S$18.5 million (equivalent to approximately RMB103.5 million based on an exchange rate of 1 SGD : 5.5835 RMB as at 17 July 2025), determined by multiplying the number of shares in issue of the Company (of 176,518,164 shares) by the weighted average price of S$0.105 of such shares transacted on 17 July 2025, being the full market day before the date of the SPA.

The relative figure under Rule 1006 (c) exceeds 5% but do not exceed 20% as defined in Chapter 10 of the Listing Manual.

Further the Acquisition is in, or in connection with, the ordinary course of business of the Group namely property investment and rental. After winding down our processed food segment, the revenue of the Group is derived only from property investment and rental. There is no change of risk profile for the Group arising from the Group.

The current Acquisition in Japan together with the earlier acquisition of the land and building in Osaka as announced on 12 May 2025 will further strengthen our property investment and rental in Japan. This serves to further strengthen its diversification of the Group's property investment and rental segment and reduce its concentration risk in the People's Republic of China.

Shareholders' approval is not required for the Acquisition.

By order of the Board

Chen Qiuhai
Executive Director and Chief Executive Officer

18 July 2025