



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

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**ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL**

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Yanlord Land Group Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce the following transactions that occurred during the financial period from 1 January 2021 to 30 June 2021 pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited (“**Listing Manual**”):

**1. Incorporation of New Subsidiaries and Associated Companies<sup>1</sup>**

| <b>Company Name</b>   | <b>Place of Incorporation</b>                   | <b>Effective Interest Held by The Company</b> | <b>Registered Capital</b> | <b>Principal Activity</b>  |
|---|---|---|---------------------------|----------------------------|
| Dongguan Renyuan Tianchen Real Estate Co., Ltd. <sup>2</sup>  | The People’s Republic of China (“ <b>PRC</b> ”) | 100%  | RMB5 million              | Property development       |
| Guangzhou Renyuan Tianchen Real Estate Co., Ltd. <sup>3</sup> | PRC   | 100%  | RMB5 million              | Property management        |
| Hangzhou Kerui Management Co. Ltd. <sup>4</sup>               | PRC   | 30%   | RMB10 million             | Assorted business services |
| Hangzhou Rencheng Property Development Co., Ltd. <sup>5</sup> | PRC   | 100%  | RMB1 million              | Property development       |
| Hangzhou Renrui Property Development Co., Ltd. <sup>6</sup>   | PRC   | 100%  | RMB1 million              | Property development       |

<sup>1</sup> In this announcement, “subsidiary” and “associated company” has the meaning ascribed to it under the Companies Act, Chapter 50 of Singapore and the Listing Manual, respectively.

<sup>2</sup> An unofficial English translation name of 东莞市仁远天宸置业有限公司.

<sup>3</sup> An unofficial English translation name of 广州市仁远天宸置业有限公司.

<sup>4</sup> An unofficial English translation name of 杭州科睿文化科技有限公司.

<sup>5</sup> An unofficial English translation name of 杭州仁成房地产开发有限公司.

<sup>6</sup> An unofficial English translation name of 杭州仁瑞房地产开发有限公司.

| <b>Company Name</b>  | <b>Place of Incorporation</b> | <b>Effective Interest Held by The Company</b> | <b>Registered Capital</b> | <b>Principal Activity</b>     |
|--|-------------------------------|---|---------------------------|-------------------------------|
| Hangzhou Renyong Property Development Co., Ltd. <sup>7</sup>       | PRC                           | 100%  | RMB1 million              | Property development          |
| Hangzhou Renyuan Property Development Co., Ltd. <sup>8</sup>       | PRC                           | 100%  | RMB1 million              | Property development          |
| Nanjing Renben Enterprise Management Co., Ltd. <sup>9</sup>        | PRC                           | 100%  | RMB5 million              | Business consultancy          |
| Nantong Renjia Real Estate Development Co., Ltd. <sup>10</sup>     | PRC                           | 100%  | RMB1 million              | Property development          |
| Nantong Renyi Real Estate Development Co., Ltd. <sup>11</sup>      | PRC                           | 100%  | RMB1 million              | Property development          |
| Shanghai Dongheng Industrial Development Co., Ltd. <sup>12</sup>   | PRC                           | 100%  | RMB10 million             | Construction related business |
| Shanghai Yanlord Huafa Property Management Co., Ltd. <sup>13</sup> | PRC                           | 49%   | RMB5 million              | Property management           |
| Shenyang Rensheng Enterprise Management Co., Ltd. <sup>14</sup>    | PRC                           | 100%  | RMB10 million             | Business management           |
| Suzhou Puxun Property Development Co., Ltd. <sup>15</sup>          | PRC                           | 51%   | RMB10 million             | Property development          |

<sup>7</sup> An unofficial English translation name of 杭州仁永房地产开发有限公司.

<sup>8</sup> An unofficial English translation name of 杭州仁元房地产开发有限公司.

<sup>9</sup> An unofficial English translation name of 南京仁本企业管理有限公司.

<sup>10</sup> An unofficial English translation name of 南通仁嘉房地产开发有限公司.

<sup>11</sup> An unofficial English translation name of 南通仁亿房地产开发有限公司.

<sup>12</sup> An unofficial English translation name of 上海东衡实业发展有限公司.

<sup>13</sup> An unofficial English translation name of 上海仁恒华发物业管理有限公司.

<sup>14</sup> An unofficial English translation name of 沈阳仁盛企业管理有限公司.

<sup>15</sup> An unofficial English translation name of 苏州普洵房地产开发有限公司.

| <b>Company Name</b>   | <b>Place of Incorporation</b> | <b>Effective Interest Held by The Company</b> | <b>Registered Capital</b> | <b>Principal Activity</b>                  |
|---|-------------------------------|---|---------------------------|--|
| Suzhou Renchang Real Estate Development Co., Ltd                    | PRC                           | 100%  | RMB10 million             | Property development                       |
| Suzhou Renhong Real Estate Development Co., Ltd                     | PRC                           | 100%  | RMB10 million             | Property development                       |
| Suzhou Renjia Real Estate Co., Ltd                                  | PRC                           | 100%  | RMB1 million              | Property development                       |
| Suzhou Rensheng Enterprise Management Co., Ltd. <sup>16</sup>       | PRC                           | 100%  | USD150 million            | Business management and investment holding |
| Suzhou Renxin Commercial Operation Co., Ltd                         | PRC                           | 100%  | RMB1 million              | Property development                       |
| Tianjin Yanlord Ho Bee Property Development Co., Ltd. <sup>17</sup> | PRC                           | 100%  | RMB30 million             | Property development                       |
| Tianjin Yanlord Jiaye Property Development Co., Ltd. <sup>18</sup>  | PRC                           | 100%  | RMB30 million             | Property development                       |
| Tianjin Yanlord Real Estate Co., Ltd. <sup>19</sup>                 | PRC                           | 100%  | RMB30 million             | Property development                       |
| Tianjin Yanlord Xinjia Property Development Co., Ltd. <sup>20</sup> | PRC                           | 100%  | RMB30 million             | Property development                       |
| UE Park Avenue (Shanghai) Hotel Management Co., Ltd. <sup>21</sup>  | PRC                           | 100%  | RMB7 million              | Hotel and serviced apartment management    |

<sup>16</sup> An unofficial English translation name of 苏州仁盛企业管理有限公司.

<sup>17</sup> An unofficial English translation name of 天津仁恒和美房地产开发有限公司.

<sup>18</sup> An unofficial English translation name of 天津仁恒嘉业房地产开发有限公司.

<sup>19</sup> An unofficial English translation name of 天津仁恒置业有限公司.

<sup>20</sup> An unofficial English translation name of 天津仁恒新嘉房地产开发有限公司.

<sup>21</sup> An unofficial English translation name of 上海柏薇酒店管理有限公司.

| Company Name   | Place of Incorporation | Effective Interest Held by The Company | Registered Capital | Principal Activity         |
|--|------------------------|--|--------------------|----------------------------|
| Wuhan Renyao Real Estate Co., Ltd. <sup>22</sup>                 | PRC                    | 100%                                   | RMB10 million      | Property development       |
| Wuxi Renxin Real Estate Co., Ltd. <sup>23</sup>                  | PRC                    | 51%                                    | RMB200 million     | Property development       |
| Yanlord Commercial Management Co., Ltd. <sup>24</sup>            | PRC                    | 100%                                   | RMB100 million     | Assorted business services |
| Yanlord (Shenyang) Enterprise Management Co., Ltd. <sup>25</sup> | PRC                    | 100%                                   | RMB10 million      | Business management        |
| Zhuhai Renyuan Enterprise Management Co., Ltd. <sup>26</sup>     | PRC                    | 100%                                   | RMB1 million       | Property development       |
| Zhuhai Renyuan Service Consultancy Co., Ltd. <sup>27</sup>       | PRC                    | 100%                                   | RMB1 million       | Property development       |

## 2. Acquisition of Interest Resulting in a Company Becoming a Subsidiary

Yanlord (China) Investment Group Co., Ltd. (“**Yanlord China**”), an indirect wholly-owned subsidiary, has acquired an equity interest of 50%, which carries 51% voting rights, in the capital of Shanghai Youyou Dongdao Real Estate Co., Ltd.<sup>28</sup> (“**Shanghai Youyou**”), a company incorporated in PRC which is principally engaged in the business of property development, from an existing shareholder of Shanghai Youyou which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual for a cash consideration of RMB25 million, which has been fully paid. At the time of acquisition, the registered capital of Shanghai Youyou was RMB50 million. The consideration was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Shanghai Youyou at the time of acquisition. The net asset value of the equity interest acquired by Yanlord China based on the management accounts of Shanghai Youyou as at 28 February 2021 was approximately RMB22 million.

Following the acquisition, Shanghai Youyou has become an indirect subsidiary of the Company.

<sup>22</sup> An unofficial English translation name of 武汉仁耀置业有限公司.

<sup>23</sup> An unofficial English translation name of 无锡仁新置业有限公司.

<sup>24</sup> An unofficial English translation name of 仁恒商业管理有限公司.

<sup>25</sup> An unofficial English translation name of 仁恒（沈阳）企业管理有限公司.

<sup>26</sup> An unofficial English translation name of 珠海仁远企业管理有限公司.

<sup>27</sup> An unofficial English translation name of 珠海仁远服务咨询有限公司.

<sup>28</sup> An unofficial English translation name of 上海由由东岛置业有限公司.

### 3. Acquisition of Additional Interest Resulting in a Company Becoming an Associated Company

Yanlord Land (Wuhan) Co., Ltd.<sup>29</sup> (“**Yanlord Wuhan**”), an indirect wholly-owned subsidiary, has acquired an additional 36.3% equity interest in the capital of Wuhan Tianxiang Real Estate Co., Ltd.<sup>30</sup> (“**Wuhan Tianxiang**”), a 13.7% owned company incorporated in PRC which is principally engaged in the business of property development, from the other existing shareholder of Wuhan Tianxiang which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual by way of an increase in the registered capital of Wuhan Tianxiang for an amount of RMB25,238,000, which has been fully paid. At the time of acquisition, the registered capital of Wuhan Tianxiang was RMB60 million. The consideration was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Wuhan Tianxiang at the time of acquisition. The net asset value of the additional equity interest acquired by Yanlord Wuhan based on the management accounts of Wuhan Tianxiang as at 31 March 2021 was approximately RMB20 million.

Following the acquisition, the Company’s effective interest in Wuhan Tianxiang has increased from 13.7% to 50%, and accordingly, Wuhan Tianxiang has become an indirect associated company of the Company.

### 4. Acquisition of Additional Interest in Subsidiaries

Nanjing Renyuan Investment Co., Ltd.<sup>31</sup> (“**Nanjing Renyuan**”), an indirect wholly-owned subsidiary, has acquired the remaining 49% equity interest in the capital of Nanjing Renxing Enterprise Management Co., Ltd.<sup>32</sup> (“**Nanjing Renxing**”), a 51% owned company which owns an equity interest of 60% in the capital of Nanjing Xinghuiheng Enterprise Management Co., Ltd.<sup>33</sup> (“**Nanjing Xinghuiheng**”), which in turn owns 100% equity interest in the capital of Nanjing Xingrenli Property Development Co., Ltd.<sup>34</sup> (“**Nanjing Xingrenli**”), from the other then existing shareholder of Nanjing Renxing which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual for a cash consideration of RMB1,093,228,700, which has been fully paid. The consideration was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Nanjing Renxing at the time of acquisition. The net asset value of the additional equity interest acquired by Nanjing Renyuan based on the management accounts of Nanjing Renxing as at 30 June 2021 was approximately RMB990 million.

Following the acquisition, the Company’s effective interest in Nanjing Renxing, Nanjing Xinghuiheng and Nanjing Xingrenli has increased from 51% to 100%, 30.6% to 60% and 30.6% to 60%, respectively. Accordingly, Nanjing Renxing has become an indirect wholly-owned subsidiary of the Company.

### 5. Disposal and Acquisition of Interest in Subsidiaries

Yanlord (Shenzhen) Investment Management Co., Ltd.<sup>35</sup> (“**Yanlord Shenzhen**”), an indirect wholly-owned subsidiary, has disposed of an equity interest of 30% in the capital of Xingheng (Shenzhen) Investment Management Co., Ltd.<sup>36</sup> (“**Xingheng Shenzhen**”), a 70% owned company which in turn owns an equity interest of 100% in the capital of Haikou Yanlord Property Co., Ltd.<sup>37</sup> (“**Haikou Yanlord**”) to a company which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual for a cash consideration of RMB690 million, which has been fully paid. The consideration was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Xingheng Shenzhen at the time of disposal. The net asset value of the equity interest disposed of by Yanlord Shenzhen based on the management accounts of Xingheng Shenzhen as at 28 February 2021 was approximately RMB690 million.

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<sup>29</sup> An unofficial English translation name of 仁恒置地(武汉)有限公司.

<sup>30</sup> An unofficial English translation name of 武汉天象置业有限公司.

<sup>31</sup> An unofficial English translation name of 南京仁远投资有限公司.

<sup>32</sup> An unofficial English translation name of 南京仁兴企业管理有限公司.

<sup>33</sup> An unofficial English translation name of 南京星绘恒企业管理有限公司.

<sup>34</sup> An unofficial English translation name of 南京星仁力房地产开发有限公司.

<sup>35</sup> An unofficial English translation name of 仁恒(深圳)投资实业有限公司.

<sup>36</sup> An unofficial English translation name of 兴恒(深圳)投资实业有限公司.

<sup>37</sup> An unofficial English translation name of 海口仁恒房地产有限公司.

Subsequent to the disposal, Xinfu Trade (Chengdu) Co., Ltd.<sup>38</sup> (“**Xinfu Chengdu**”), an indirect wholly-owned subsidiary, acquired an equity interest of 30% in the capital of Xingheng Shenzhen, which in turn owns an equity interest of 100% in the capital of Haikou Yanlord, from a then existing shareholder of Xingheng Shenzhen which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual for a cash consideration of RMB741,000,149.18, which has been fully paid. The consideration was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Xingheng Shenzhen at the time of acquisition and the relevant cost of capital. The net asset value of the equity interest acquired by Xinfu Chengdu based on the management accounts of Xingheng Shenzhen as at 30 April 2021 was approximately RMB691 million.

The Company’s effective interest in both Xingheng Shenzhen and Haikou Yanlord remained at 70% following the above transactions.

## 6. Disposal and Change in Interest in a Subsidiary and Associated Companies

- (i) Yanlord China has disposed of an equity interest of 92% in the capital of Suzhou Renzhuo Real Estate Co., Ltd.<sup>39</sup> (“**Suzhou Renzhuo**”), a wholly-owned subsidiary which in turn owns an equity interest of 16% in the capital of Suzhou Shenglan Meike Property Development Co., Ltd.<sup>40</sup> (“**Suzhou Shenglan**”) to a company which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual for a cash consideration of RMB9.2 million, which has been fully paid. The consideration was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Suzhou Renzhuo at the time of disposal. The net asset value of the equity interest disposed of by Yanlord China based on the management accounts of Suzhou Renzhuo as at 31 December 2020 was approximately RMB9 million.

Following the disposal, the Company’s effective interest in Suzhou Renzhuo has reduced from 100% to 8%. Through Suzhou Renzhou and Suzhou Renfa Investment Co., Ltd.<sup>41</sup>, an indirect associated company, the Company’s effective interest in Suzhou Shenglan has reduced from 26% to 11.28%. Accordingly, Suzhou Renzhuo has ceased to be a subsidiary of the Company, whereas Suzhou Shenglan has ceased to be an associated company of the Company.

- (ii) UED Developments (M) Sdn. Bhd. (“**UED Developments**”), an indirect subsidiary, has disposed of its entire equity interest of 40% in the capital of BlueScope Buildings (Malaysia) Sdn. Bhd. (“**BlueScope Buildings**”) to a company which is not a related party as defined in the relevant accounting standards and not an interested person as defined in the Listing Manual for a cash consideration of USD1, which has been fully paid. The consideration was arrived at on a willing-buyer, willing-seller basis and after taking into account net asset value of BlueScope Buildings at the time of disposal. The net asset value of the equity interest disposed of by UED Developments based on the audited financial statements of BlueScope Buildings for the financial year ended 30 June 2020 was negative RM3,558,281.

Following the disposal, BlueScope Buildings has ceased to be an associated company of the Company.

## 7. Incorporation and Dissolution of an Indirect Wholly-Owned Subsidiary

Nanjing Renyuan has set up Tangshan Renmei Property Development Co., Ltd.<sup>42</sup> (“**Tangshan Renmei**”) in PRC with an equity interest of 100%. The principal activity of Tangshan Renmei was in the business of property development and the registered capital of Tangshan Renmei was RMB30 million at the time of incorporation. Tangshan Renmei has been dormant since its incorporation and was subsequently dissolved voluntarily.

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<sup>38</sup> An unofficial English translation name of 信富商贸（成都）有限公司.

<sup>39</sup> An unofficial English translation name of 苏州仁琢置业有限公司.

<sup>40</sup> An unofficial English translation name of 苏州市盛澜美科房地产有限公司.

<sup>41</sup> An unofficial English translation name of 苏州仁发投资有限公司.

<sup>42</sup> An unofficial English translation name of 唐山仁美房地产开发有限公司.

All relevant transactions as set out in this announcement were funded by internal resources.

Each and all of the above transactions is 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 2021.

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

12 August 2021