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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 second half of the financial year ended 31 December 2022, pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited ("**Listing Manual**"):

1. Incorporation of Subsidiaries[1] and Associated Companies[1]

Company Name	Place of Incorporation	Effective Interest Held by The Company	Registered Capital / Issued Capital	Principal Activity
Lentor Central Developments Pte. Ltd.	The Republic of Singapore	25.5%	SGD1,000	Property development
Nanjing Hengzhijian Construction Engineering Co., Ltd.[2]	The People's Republic of China ("**PRC**")	100%	RMB1 million	Construction engineering
Nanjing Yanlord Ningxin Enterprise Management Co., Ltd.[3]	PRC	100%	RMB6 million	Business management
Nanjing Yanlord Ningxin Real Estate Co., Ltd.[4]	PRC	100%	RMB6 million	Property development
Shenzhen Dreamgallery Cinema Management Co., Ltd.[5]	PRC	70%	RMB11 million	Cinema operation
Wuxi Ruijing Yanlord Property Service Co., Ltd.[6]	PRC	49%	RMB5 million	Property management
Yanlord Hotel Management (Tianjin) Co., Ltd.[7]	PRC	100%	RMB500,000	Hotel and property management

[1] In this announcement, "subsidiary" and "associated company" shall have the respective meanings ascribed to them under the Companies Act 1967 of Singapore and the Listing Manual, respectively.
[2] English name of 南京恒知建建筑工程有限公司.
[3] English name of 南京仁恒宁新企业管理有限公司.
[4] English name of 南京仁恒宁新置业有限公司.
[5] English name of 深圳梦影廊电影院管理有限公司.
[6] English name of 无锡市瑞景仁恒物业服务有限公司.
[7] English name of 仁恒酒店管理（天津）有限公司.

2. Acquisition of an Associated Company

Company Name	Place of Incorporation	Registered Capital (RMB million)	Principal Activity	Effective Interest Acquired by The Company	Aggregate Value of the Consideration for Acquisition	Net Asset / Liability Value Acquired
Shandong Railway Investment Group Industrial Management Co., Ltd.[8] ("**Shandong Railway Investment**")	PRC	20	Property development	20%	RMB4 million, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Shandong Railway Investment.	Net asset value of approximately RMB4 million based on the management accounts of Shandong Railway Investment as at 31 August 2022.

3. Acquisition of Additional Interest Resulting in Companies Becoming Subsidiaries and Associated Company

Company Name	Additional Equity Interest Acquired	Resultant Effective Interest Held by The Company	Aggregate Value of the Consideration for Acquisition	Net Asset / Liability Value Acquired
Suzhou Renzhuo Real Estate Co., Ltd. [9] ("**Suzhou Renzhuo**")	92%	100%	RMB80,302,900, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Suzhou Renzhuo as well as the financial projections of the property project held under Suzhou Shenglan.	Net asset value of approximately RMB10 million based on the management accounts of Suzhou Renzhuo as at 30 June 2022.
Suzhou Shenglan Meike Property Development Co., Ltd. [10] ("**Suzhou Shenglan**")	14.72%	26%		
Suzhou Renjia Real Estate Co., Ltd [11] ("**Suzhou Renjia**")	70%	100%	RMB700,000, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Suzhou Renjia.	Net asset value of approximately RMB780,000 based on the management accounts of Suzhou Renjia as at 31 July 2022.
Wuxi Renxin Real Estate Co., Ltd.[12]	35.7%	51%		

[8] English name of 山东铁投产业园管理有限公司.

[9] English name of 苏州仁琢置业有限公司.

[10] English name of 苏州市盛澜美科房地产有限公司, a company in which 16% equity interest is owned by Suzhou Renzhuo and another 20% equity interest is owned by a 50%-owned associated company.

[11] English name of 苏州仁嘉置业有限公司.

[12] English name of 无锡仁新置业有限公司, a company in which 51% equity interest is owned by Suzhou Renjia.

Company Name	Additional Equity Interest Acquired	Resultant Effective Interest Held by The Company	Aggregate Value of the Consideration for Acquisition	Net Asset / Liability Value Acquired
Shenzhen Shengzhong Real Estate Co., Ltd.[13] ("**Shenzhen Shengzhong**")	35%	84%	RMB1, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the financial projections of the property project held under Shenzhen Shengzhong.	Net asset value of approximately RMB7 million based on the management accounts of Shenzhen Shengzhong as at 31 August 2022.
Taicang Renhua Property Development Co., Ltd.[14] ("**Taicang Renhua**")	23.46%	51%	RMB75,212,658, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Taicang Renhua as well as the financial projections of the property project held under Shanghai Qiaopu.	Net liability value of approximately RMB324,000 based on the management accounts of Taicang Renhua as at 31 August 2022.
Shanghai Qiaopu Property Development Co., Ltd.[15] ("**Shanghai Qiaopu**")	23.46%	51%		

4. Acquisition of Additional Interest Resulting in a Company Becoming a Subsidiary and Change in Interest in Subsidiaries

Company Name	Additional Equity Interest Acquired	Resultant Effective Interest Held by The Company	Aggregate Value of the Consideration for Acquisition	Net Asset / Liability Value Acquired
Shanghai Rensheng Real Estate Co., Ltd.[16] ("**Shanghai Rensheng**")	95%	100%	RMB258,986,043.55, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Shanghai Rensheng as well as the financial projections of the property project held under Shanghai Zhongting.	Net asset value of approximately RMB240 million based on the management accounts of Shanghai Rensheng as at 31 July 2022.
Shanghai Yanlord Investment Management Co., Ltd.[17] ("**Shanghai Management**")	48.45%	100%		
Shanghai Zhongting Property Development Co., Ltd.[18] ("**Shanghai Zhongting**")	48.45%	100%		

[13] English name of 深圳市盛中置业有限公司.

[14] English name of 太仓仁铧房地产开发有限公司.

[15] English name of 上海乔浦房地产开发有限公司, a company wholly owned by Taicang Renhua.

[16] English name of 上海仁晟置业有限公司.

[17] English name of 上海仁恒投资管理有限公司, a company in which 51% equity interest is owned by Shanghai Rensheng and the remaining 49% equity interest is owned by another wholly-owned subsidiary.

[18] English name of 上海中庭房地产开发有限公司, a company wholly owned by Shanghai Management.

5. Acquisition of Additional Interest in Subsidiaries

Company Name	Additional Equity Interest Acquired	Resultant Effective Interest Held by The Company	Aggregate Value of the Consideration for Acquisition	Net Asset / Liability Value Acquired
Suzhou Future Agriworld Co., Ltd.[19] ("**Suzhou Future**")	approximately 0.51%	approximately 83.11%	RMB89,962,400, being a total consideration for approximately 83.11% equity interest, which has been fully paid to a 99.39%-owned indirect subsidiary by another wholly-owned subsidiary, was arrived at on a willing-buyer, willing-seller basis and after taking into account the registered capital of Suzhou Future as well as the financial projections of the property project held under Suzhou Future.	Net asset value of approximately RMB56,000 based on the management accounts of Suzhou Future as at 31 August 2022.
WBL Corporation Limited ("**WBL**")	approximately 0.01%	approximately 99.40%	SGD57,550.61 for 24,240 ordinary stock units, which has been fully paid, after taking into account the net asset value of WBL.	Net asset value of approximately SGD61,325 based on the management accounts of WBL as at 30 November 2022.

6. Disposal of an Associated Company

Company Name	Equity Interest Disposed Of	Resultant Effective Interest Held by The Company	Aggregate Value of the Consideration for Disposal	Net Asset / Liability Value Disposed Of
Wearnes Global Co., Ltd.[20] ("**Wearnes Global**")	approximately 48.23%	Nil	NTD1, which has been fully paid, was arrived at on a willing-buyer, willing-seller basis and after taking into account the net liability value of Wearnes Global.	Net liability value of approximately NTD1.3 million based on the management accounts of Wearnes Global as at 31 August 2022.

[19] English name of 苏州未来农林大世界有限公司.
[20] English name of 維用國際股份有限公司.

7. Dissolution of Dormant Subsidiaries

The following dormant subsidiaries have been dissolved voluntarily:

i. Hangzhou Rencheng Property Development Co., Ltd.[21]
ii. Hangzhou Renhui Property Development Co., Ltd.[22]
iii. Hangzhou Renrui Property Development Co., Ltd.[23]
iv. Hangzhou Renyong Property Development Co., Ltd.[24]
v. Hangzhou Renyuan Property Development Co., Ltd.[25]
vi. Suzhou Puxun Property Development Co., Ltd.[26]
vii. Suzhou Wearnes Technology Co., Ltd.[27]
viii. Tianjin Yanlord Jiaye Property Development Co., Ltd.[28]
ix. Tianjin Yanlord Xinjia Property Development Co., Ltd.[29]

All relevant transactions as set out in this announcement were/will be 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 ended 31 December 2022.

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

28 February 2023

[21] English name of 杭州仁成房地产开发有限公司.
[22] English name of 杭州仁惠房地产开发有限公司.
[23] English name of 杭州仁瑞房地产开发有限公司.
[24] English name of 杭州仁永房地产开发有限公司.
[25] English name of 杭州仁元房地产开发有限公司.
[26] English name of 苏州普洵房地产开发有限公司.
[27] English name of 维用科技（苏州）有限公司.
[28] English name of 天津仁恒嘉业房地产开发有限公司.
[29] English name of 天津仁恒新嘉房地产开发有限公司.