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YANLORD

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

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**ASSET VALUATION**

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Yanlord Land Group Limited (“**Company**” and together with its subsidiaries, “**Group**”) wishes to announce, pursuant to Rule 703 of the Listing Manual of Singapore Exchange Securities Trading Limited, that it has obtained independent valuations, as at 31 December 2022, in respect of the following properties owned by the Group<sup>1</sup>:

Description of Property	Tenure of Land	Valuer <sup>2</sup>	Valuation Amount (RMB)
Cangjie Commercial Plaza, North of Ganjiang Road and East of Cang Street, Gusu District, Suzhou, Jiangsu Province, the People’s Republic of China	The land use rights have been granted for a term due to expire on 22 December 2056	CHFT Advisory and Appraisal Ltd.	2,600,000,000
UE BizHub CITY 207/205 River Valley Road & 81/A/B/83 Clemenceau Avenue, Singapore 238275/4 & 239917/18/19/20	929-year leasehold from 1 January 1953	Edmund Tie & Company (SEA) Pte Ltd	4,029,860,250 <sup>3</sup>
UE BizHub TOWER 79 Anson Road, Singapore 079906	Freehold	Savills Valuation and Professional Services (S) Pte Ltd	2,518,986,600 <sup>3</sup>

Copies of the valuation reports for the above properties are available for inspection at the registered office of the Company at 9 Temasek Boulevard, #36-02 Suntec Tower Two, Singapore 038989 during normal business hours for a period of three months from the date of this announcement.

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

28 February 2023

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<sup>1</sup> The Group determines whether a valuation for its properties has a significant impact on the Group’s financial position and/or performance, having regard to its unaudited condensed interim financial statements for the six months and full year ended 31 December 2022.

<sup>2</sup> Each of the valuations for the above properties was carried out by an independent property valuer in accordance with the property valuation standards.

<sup>3</sup> The valuation amount are converted from Singapore Dollar to Renminbi using the closing rate at SGD1 : RMB5.1831.