

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

Registration Number 39247

(Incorporated in Bermuda)

NOTICE OF VALUATION OF THE GROUP'S PROPERTIES

Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors of China Yuanbang Property Holdings Limited (the "**Company**" or together with its subsidiaries, the "**Group**") wishes to announce that it had obtained independent valuations, as of 30 June 2023, for the properties held for investment by the Group in the People's Republic of China.

Description of Property	Valuer	Valuation (RMB)
Levels 1, 2, 4 to 8 and portions of Level 10 of Yuanbang Mansion	Jones Lang LaSalle Corporate Appraisal and Advisory Limited	59,400,000
4 retail units on Levels 1 and 2 of Yuanbang Aviation Homeland		2,920,000
176 retail units on Levels 1 to 3 of Ming Yue Xing Hui Building		317,200,000
A parcel of land and various buildings of an industrial property known as Jin Jia located at Hong Hua Yuan		55,400,000
A parcel of land and various buildings of an industrial known as Shao Yang located at Hong Hua Yuan		75,900,000
TOTAL		510,820,000

Copies of valuation reports are available for inspection by prior appointment at the Company's Singapore Share Registrar's Office, B.A.C.S. Private Limited, 8 Robinson Road #03-00, ASO Building, Singapore 048544, during normal business hours for a period of three months from the date of this announcement.

By Order of the Board

Huang Tak Wai
Chief Financial Officer / Company Secretary
29 August 2023