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

ACQUISITION OF LAND AND BUILDING IN 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 11 May 2025, entered into a sale and purchase agreement (the "**SPA**") with 西村 幸雄 (the "**Vendor**") for the acquisition of a 4 storeys building and the land that it sits on as described below ("**Acquisition**").

After winding down our processed food segment, the revenue of the Group is derived from the property investment and rental segment in the People's Republic of China ("**PRC**").

As stated in the statement of our Chief Executive Officer in our Annual Report for FY2024, the "*management will also explore new business opportunities and potential acquisitions at overseas that are accreditive to the Group's long-term returns. Our Group have incorporated a wholly owned subsidiary in Japan recently to explore business opportunities in property leasing and food related business, which will serve as a complement to our existing business".*

Further in the announcement of the Group's half year results on 14 February 2025, "*The management will continue explore new business opportunities and potential acquisitions in Japan to expand our footprint*".

In line with its plans to expand the Group's property rental business into Japan, management has been studying and exploring opportunities in Japan. The Acquisition will serve as a complement to our property investment and rental in China and also diversified the concentration risk.

Particulars of land and building

Land Plot Number:	3 Chrome 91-1, Abiko, Sumiyoshi Ward, Osaka City (日本大阪市住吉区我孫子 3 丁目 91 番 1)
Building Address:	3 Chrome 91-1-2, Abiko, Sumiyoshi Ward, Osaka City (日本大阪市住吉区我孫子 3 丁目 91-1-2)
Residential Address:	3 Chrome 4-15, Abiko, Sumiyoshi Ward, Osaka City (日本大 阪市住吉区我孫子 3 丁目 4-15)
Land Area:	163.83 m^2
Total Built-up area:	379.30 m^2
Number of units:	15 residential units
Tenure:	Freehold

The units in the buildings are currently tenanted and 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 JPY10.26 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 JPY156 million ("**Purchase Consideration**"), of which JPY 7.8 million has been paid on 12 May 2025 upon the execution of the SPA. The remaining Purchase Consideration of JPY148.2 million will be paid to Vendor at completion on or before 31 May 2025. The 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 31 May 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 June 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	256,870
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 JPY156 million (equivalent to approximately RMB7,761,739 based on an exchange rate of 1 JPY : 0.0498 RMB as at 9 May 2025) and the current annual rental of JPY10.26 million less one-off fees of JPY 6.3 million

(which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other recurring costs of JPY1.3 million (which included property tax and city planning tax, insurance charges, utilities, maintenance and related charges) and income tax of JPY0.6 million (equivalent to approximately RMB105,000 based on an exchange rate of 1 JPY : 0.0498 RMB as at 9 May 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)	(32,361)
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 JPY10.26 million less one-off fees of JPY6.3 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of JPY1.3 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY0.6 million (equivalent to approximately RMB 105,000 based on an exchange rate of 1 JPY : 0.0498 RMB as at 9 May 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	-0.3%(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	7.5%(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	Not applicable

	by a mineral, oil or gas company but not to an acquisition of assets.	

Note

(1) Based on the current annual rental of JPY10.26 million less one-off fees of JPY 6.3 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of JPY1.3 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY0.6 million (equivalent to approximately RMB 105,000 based on an exchange rate of 1 JPY : 0.0498 RMB as at 9 May 2025).

(2) Based on the Purchase Consideration of JPY156 million (equivalent to approximately RMB7,761,739 based on an exchange rate of 1 JPY : 0.0498 RMB as at 9 May 2025) and the market capitalization of the Company of S$ 18,534,407 (equivalent to approximately RMB103,313,307 based on an exchange rate of 1 SGD : 5.5741 RMB as at 9 May 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 9 May 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 Acquisition. The current Acquisition in Japan will serve as a complement to our property investment and rental in PRC and also diversified the concentration risk.

Shareholders' approval is not required for the Acquisition.

By order of the Board

Chen Qiuhai
Executive Director and Chief Executive Officer

12 May 2025