



YAMADA GREEN RESOURCES LIMITED
(Company Registration Number 201002962E)
(Incorporated in the Republic of Singapore)

ACQUISITION OF LAND AND BUILDING IN OSAKA CITY, 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 8 October 2026, entered into a sale and purchase agreement (the “**SPA**”) with 株式会社 COLOR (the “**Vendor**”) for the acquisition of a 3 storeys apartment complex and the land that it sits on as described below (“**Acquisition**”).

The Acquisition is in line with the Group’s plans to further expand its property rental business in Japan and will serve as a complement to our existing property investment and rental segment. This serves to strengthen its diversification of the Group’s property investment and rental segment and reduce its concentration risk in the People’s Republic of China.

Particulars of land and building

Land Plot Number	:	Osaka City, Abeno Ward, Oji-cho 1-chome, Block 1, Lot 10
Building Address	:	Osaka City, Abeno Ward, Oji-cho 1-chome, Block 1, Lot 10
Land Area	:	286.36 m ²
Total Built-up area	:	456.21m ²
Property type	:	3-Storeys Apartment Complex (Shared Residential Building) comprising 12 residential units
Tenure	:	Freehold

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 JPY253 million (“**Purchase Consideration**”), of which JPY9 million has been paid on 8 October 2026 upon the execution of the SPA. The remaining Purchase Consideration of JPY244 million will be paid to Vendor at completion on or before 30 November 2026. The Purchase Consideration will be funded by bank borrowings and internal resources.

The Company learned about the sales of the land and building from rakumachi.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 Acquisition is conditional upon コムレイド株式会社 successfully obtaining the relevant bank borrowings (“**Borrowings Approval**”). In the event that the Borrowings Approval is not obtained by 15 October 2026, the SPA shall be null and void and all monies paid to the Vendor shall be refunded in full, free of interest and without any compensation or deduction.

Save for the above, 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 or before 30 November 2026.

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 December 2026.

All 12 of the residential units in the buildings are currently tenanted. 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 income under the current tenancies amounts to approximately JPY 14.04 million per annum less one-off fees of approximately JPY 3.7 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of approximately JPY 1.7 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY 2.6 million.

The Acquisition is in, or in connection with, the ordinary course of business of the Group namely property investment and rental, it will not constitute as a “transaction” for the purpose of Chapter 10 of the Listing Manual of the Singapore Exchange Securities Trading Limited. There is no change of risk profile for the Group arising from the Group. Shareholders’ approval is not required for the Acquisition.

The current Acquisition in Japan will further strengthen our property investment and rental in Japan and its diversification of the Group’s property investment and rental segment and reduce its concentration risk in the People’s Republic of China.

BY ORDER OF THE BOARD

CHEN QIUHAI

Executive Director and Chief Executive Officer
8 October 2026