



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

ACQUISITION OF LAND AND BUILDING IN TOYONAKA CITY, OSAKA PREFECTURE, 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 17 November 2025, entered into a sale and purchase agreement (the “**SPA**”) with 合同会社ウォーターメロ (the “**Vendor**”) for the acquisition of a 3 storeys building 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	:	181 and 185-11, Suehirocho 3-chome, Toyonaka City, Osaka Prefecture (大阪府豊中市末広町三丁目 181 番地、185 番地 11)
Building Address	:	181 and 185-11, Suehirocho 3-chome, Toyonaka City, Osaka Prefecture (大阪府豊中市末広町三丁目 181 番地、185 番地 11)
Land Area	:	250.93 m ²
Total Built-up area	:	463.32 m ²
Number of units	:	12 residential units
Tenure	:	Freehold

The 12 residential units in the buildings are currently fully 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 under the current tenancies amounts to approximately JPY12.6 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 JPY208.0 million (“**Purchase Consideration**”), of which JPY10 million has been paid on 17 November 2025 upon the execution of the SPA. The remaining Purchase Consideration of JPY198 million will be paid to Vendor at completion on or before 26 December 2025. The Purchase Consideration will be funded partially by bank borrowings and internal resources.

The Company learned about the sales of the land and building from a property agency Sansei 株式会社, an established property agency in Japan. The Company proactively contacted the Vendor through the agent 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 20 December 2025, 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 26 December 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 January 2026.

Assuming that the Acquisition had been effected on 30 June 2025, the net tangible assets per share of the Group as at 30 June 2025 would be as follows:

30 June 2025	Before the Acquisition	After the Acquisition
NTA (RMB’000)	236,276	236,381
Weighted Average Number of shares (’000)	176,518	176,518
NTA per share (RMB cents)	133.9	133.9

* Based on the Purchase Consideration of JPY208.0 million (equivalent to approximately RMB9.5 million based on an exchange rate of 1 JPY : 0.0459 RMB as at 14 November 2025) the current annual rental of JPY12.6 million less one-off fees of JPY8.1 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of JPY1.5 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY0.7 million (equivalent to approximately RMB0.1 million based on an exchange rate of 1 JPY : 0.0459 RMB as at 14 November 2025).

Assuming that the Acquisition had been effected on 1 July 2024, 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 loss attributable to shareholders (RMB’000)	(20,605)	(20,500)
Weighted Average Number of shares (’000)	176,518	176,518
Loss per share (RMB cents)	(11.7)	(11.6)

* Based on the current annual rental of JPY12.6 million less one-off fees of JPY8.1 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of JPY1.5 million (which included property tax and city planning tax, insurance, maintenance and

related charges) and income tax of JPY0.7 million (equivalent to approximately RMB0.1 million based on an exchange rate of 1 JPY : 0.0459 RMB as at 14 November 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	(0.5%) ⁽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	9.8% ⁽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 by a mineral, oil or gas company but not to an acquisition of assets.	Not applicable

Notes:

- (1) Based on the current annual rental of JPY12.6 million less one-off fees of JPY8.1 million (which included real estate acquisition tax, registration and license fee, stamp duty, real estate broker commission), other costs of JPY1.5 million (which included property tax and city planning tax, insurance, maintenance and related charges) and income tax of JPY0.7 million (equivalent to approximately RMB0.1 million based on an exchange rate of 1 JPY : 0.0459 RMB as at 14 November 2025).
- (2) Based on the Purchase Consideration of JPY208.0 million (equivalent to approximately RMB9.5 million based on an exchange rate of 1 JPY : 0.0459 RMB as at 14 November 2025) and the market capitalization of the Company of S\$17.8 million (equivalent to approximately RMB97.3 million based on an exchange rate of 1 SGD : 5.4555 RMB as at 14 November 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\$0.101 of such shares transacted on 11 November 2025, being the full market day before the date of the SPA.

The relative figures under Rule 1006 are exceeds 5% but does 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 Group.

The current Acquisition in Japan together with the earlier acquisition of the lands and buildings in Osaka as announced on 12 May 2025, 18 July 2025 and 26 August 2025 will further strengthen our property investment and rental in Japan. This serves to further strengthen its diversification of the Group's property investment and rental segment and reduce its concentration risk in the People's Republic of China.

Shareholders' approval is not required for the Acquisition.

BY ORDER OF THE BOARD

CHEN QIUHAI

Executive Director and Chief Executive Officer

17 November 2025