



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

PROPOSED DISPOSAL OF AN OFFICE UNIT LOCATED AT 20 CECIL STREET, #06-02 PLUS, SINGAPORE 049705

1. INTRODUCTION

The Board of Directors (the “**Board**” or “**Directors**”) of Yamada Green Resources Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that on 24 April 2026, the Company granted an option to purchase (the “**OTP**”) to Bio Majesty Pte. Ltd. (UEN No.: 201400881G) (the “**Purchaser**”) for the sale of its investment property at 20 Cecil Street, #06-02 PLUS Singapore 049705 (the “**Property**”) at a consideration of S\$1,325,000 (the “**Consideration**”) (the “**Proposed Disposal**”), based on the terms and conditions set out in the OTP.

2. INFORMATION RELATING TO PROPERTY

The Property is an office unit with a net area of 517 square feet. Based on the Group’s unaudited financial statements for the financial period ended 31 December 2025 (“**1H2026**”), the book value of the Property was S\$1,400,000 as at 31 December 2025 (the “**Book Value**”) and the net profit before tax attributable to the Property was approximately S\$22,600 for 1H2026. As the Consideration amount is less than the Book Value, the Proposed Disposal will result in a loss on disposal of S\$75,000.

3. INFORMATION ON THE PURCHASER

The Purchaser is an unrelated third party and does not have any shareholding interest, direct or indirect in the Company or the Group, nor is the Purchaser related to any of the Directors, substantial shareholders of the Company, or their respective associates.

4. SALIENT TERMS OF THE OTP

The Consideration of S\$1,325,000 was arrived at on a willing-buyer and willing-seller basis after arm’s length negotiations and taking into account the Book Value.

The Company has received a booking fee of S\$13,250 from the Purchaser (the “**Option Money**”) on the date of granting the OTP. The OTP shall expire on 26 April 2026 (the “**Expiry Date**”) and will be null and void if not exercised on or before the Expiry Date, following which the Option Money will be forfeited by the Company. Upon exercising the OTP, the Purchaser shall pay 5% of the Consideration as deposit to the Company. As at the date of this announcement, the Purchaser has paid the deposit of S\$66,250 (including Option Money), being 5% of the Consideration.

The sale and purchase is to be completed by 30 June 2026 and the balance of the Consideration shall be paid upon completion or such earlier date as the Company and Purchaser may agree.

5. RATIONALE FOR THE PROPOSED DISPOSAL AND USE OF PROCEEDS

The Company believes that the Proposed Disposal is in the best interests of the Group as the Proposed Disposal will enable the Group to realise the value of the Property and to unlock its investment in property. The Group will use the proceeds from the Proposed Disposal for general working capital purposes of the Group.

6. RELATIVE FIGURES COMPUTED BASED ON RULE 1006 OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (“LISTING RULES”)

Rule	Basis	Relative Figure
1006 (a)	The net asset value of the assets to be disposed of, compared with the Company's net asset value. Not applicable to an acquisition of assets	3.3% ⁽¹⁾
1006 (b)	The net profit attributable to the assets acquired or disposed of, compared with the Company's net profits	19.8% ⁽²⁾
1006 (c)	The aggregate value of the consideration given or received, compared with the Company's market capitalisation based on the total number of issued shares excluding treasury shares	6.8% ⁽³⁾
1006 (d)	The 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
1006 (e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the group's proved and probable reserves. This basis is applicable to a disposal of mineral, oil or gas assets by a mineral, oil and gas company, but not to an acquisition of such assets. If the reserves are not directly comparable, the Exchange may permit valuations to be used instead of volume or amount	Not applicable

Notes:

- ⁽¹⁾ Based on the Book Value of the Property and the net asset value of the Group as at 31 December 2025.
- ⁽²⁾ Based on the net profit before tax generated from the Property of approximately RMB124,200 and the net profit before tax of the Group of RMB626,000 for 1H2026.
- ⁽³⁾ Based on the Aggregate Consideration of S\$1,325,000 (equivalent to approximately RMB7,089,000 based on the exchange rate of RMB5.3505 : S\$1.00) and the market capitalization of the Company of approximately S\$19,417,000 (equivalent to approximately RMB103,890,000 based on the exchange rate of RMB5.3505 : S\$1.00), determined by multiplying the number of shares in issue of the Company (of 176,518,164 shares) by the weighted average price of S\$0.11 of such shares transacted on 21 April 2026, being the full market day on the date of the transfer agreements.

Based on the above, the Proposed Disposal constitutes a discloseable transaction under Rule 1010 of the Listing Rules and approval from shareholders of the Company will not be required.

7. ILLUSTRATIVE FINANCIAL EFFECTS OF THE PROPOSED DISPOSAL

The financial effects of the Proposed Disposal on the Group are prepared based on the Group's audited consolidated financial statements for the financial year ended 30 June 2025. For the purpose of computing the earnings per share (“EPS”) of the Group after the Proposed Disposal, it is assumed that the Proposed Disposal had been completed on 1 July 2024. For the purpose of computing the net tangible assets (“NTA”) per share of the Group, it is assumed that the Proposed Disposal was completed on 30 June 2025.

It should be noted that the financial effects set out below are for illustrative purposes only and do not purport to be indicative or a projection of the results and financial position of the Company and the Group after the completion of the Proposed Disposal.

7.1 NTA

	Before the Proposed Disposal	After the Proposed Disposal
NTA (RMB '000)	236,276	235,504
Number of issued shares of the Company (excluding treasury shares)	176,518,164	176,518,164
NTA per share (RMB Cents)	133.9	133.4

7.2 EPS

	Before the Proposed Disposal	After the Proposed Disposal
Loss attributable to shareholders (RMB '000)	(20,605)	(21,624)
Weighted average number of shares	176,518,164	176,518,164
Loss per share (RMB Cents)	(11.7)	(12.3)

8. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Proposed Disposal, other than through their respective shareholdings (if any) in the Company.

9. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this announcement and confirm, after making all reasonable enquiries that to the best of their knowledge and belief, this announcement constitutes full and true disclosure of all material facts about the Proposed Disposal, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this announcement misleading. Where information in the announcement has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in the announcement in its proper form and context.

10. SERVICE CONTRACT

No person will be appointed to the Board, and no service contract will be entered into by the Company, in connection with the Proposed Disposal.

11. DOCUMENT FOR INSPECTION

A copy of the OTP is available for inspection during normal business hours at the registered office of the Company at 380 Jalan Besar #07-10 ARC 380 Singapore 209000 for a period of three (3) months from the date of this announcement.

12. FURTHER ANNOUNCEMENTS

The Company will make further announcements to keep shareholders informed, as and when there are further material updates and developments in respect of the Proposed Disposal.

13. CAUTIONARY STATEMENT

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company. In particular, shareholders and potential investors should note that completion of the Proposed Disposal is subject to fulfilment of various conditions as set out in the OTP. Persons who are in doubt as to the action they should take should consult their stockbrokers, bank managers, solicitors or other professional advisers.

BY ORDER OF THE BOARD

CHEN QIUHAI

Executive Director and Chief Executive Officer

24 April 2026