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渝太地產集團有限公司*
Y. T. REALTY GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 75)

UPDATE ON MAJOR TRANSACTION

**TERMINATION OF ACQUISITION OF LAND USE RIGHTS IN
DAZHOU, SICHUAN PROVINCE, THE PRC**

Reference is made to the announcements of Y. T. Realty Group Limited (the “**Company**”) dated 12 April 2021 and 12 May 2021, and the circular of the Company dated 26 May 2021 (the “**Circular**”), in relation to, among other things, the acquisition of land use rights in certain parcels of land located at the Central Service District of Matadong District, Dazhou Municipality, Sichuan Province, the People’s Republic of China# (中國四川省達州市馬踏洞片區中心服務區). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

On 2 August 2022, the Bidder, an indirect wholly-owned subsidiary of the Company, and Dazhou City Natural Resources and Planning Bureau entered into a cancellation agreement (the “**Cancellation Agreement**”) to cancel and undo the Land Use Rights Grant Contracts with effect from the date of the Cancellation Agreement. Pursuant to the Cancellation Agreement, (i) such part of the Phase 1 Consideration and the Phase 2 Consideration which had been paid by the Bidder, in the amount of RMB451,303,500 (equivalent to approximately HK\$521,526,000), shall be refunded to the Bidder, and (ii) the Land Parcels shall be reverted back to Dazhou City Natural Resources and Planning Bureau as land reserve in accordance with the land reversion procedures. Upon cancellation, the Bidder was released from its obligations to pay the balance of the Phase 1 Consideration and the Phase 2 Consideration and carry out constructions on the Land Parcels.

The Group has revisited the development plan in the area where the Land Parcels are located and, after amicable discussions between the Bidder and Dazhou City Natural Resources and Planning Bureau, the parties agree to cancel and undo the Land Use Rights Grant Contracts. The Directors are of the view that the terms of the Cancellation Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

** For identification purposes only*

The English names of Chinese entities and locations marked with “#” are translations of their Chinese names and are included in this announcement for identification purpose only, and should not be regarded as their official English translation. In the event of any inconsistency, the Chinese name prevails.

For the purpose of this announcement, amounts denominated in RMB have been translated into HK\$ at an exchange rate of RMB1:HK\$1.1556. No representation is made that any amounts in RMB and HK\$ can be or could have been converted at the relevant dates at the above rates or at any other rates at all.

On behalf of the Board
Wong Hy Sky
Chairman and Managing Director

Hong Kong, 3 August 2022

As at the date hereof, the Board comprises Wong Hy Sky, Yuen Wing Shing, Liu Jie and Yang Shengxian who are executive Directors; and Ng Kwok Fu, Luk Yu King, James and Leung Yu Ming, Steven who are independent non-executive Directors.