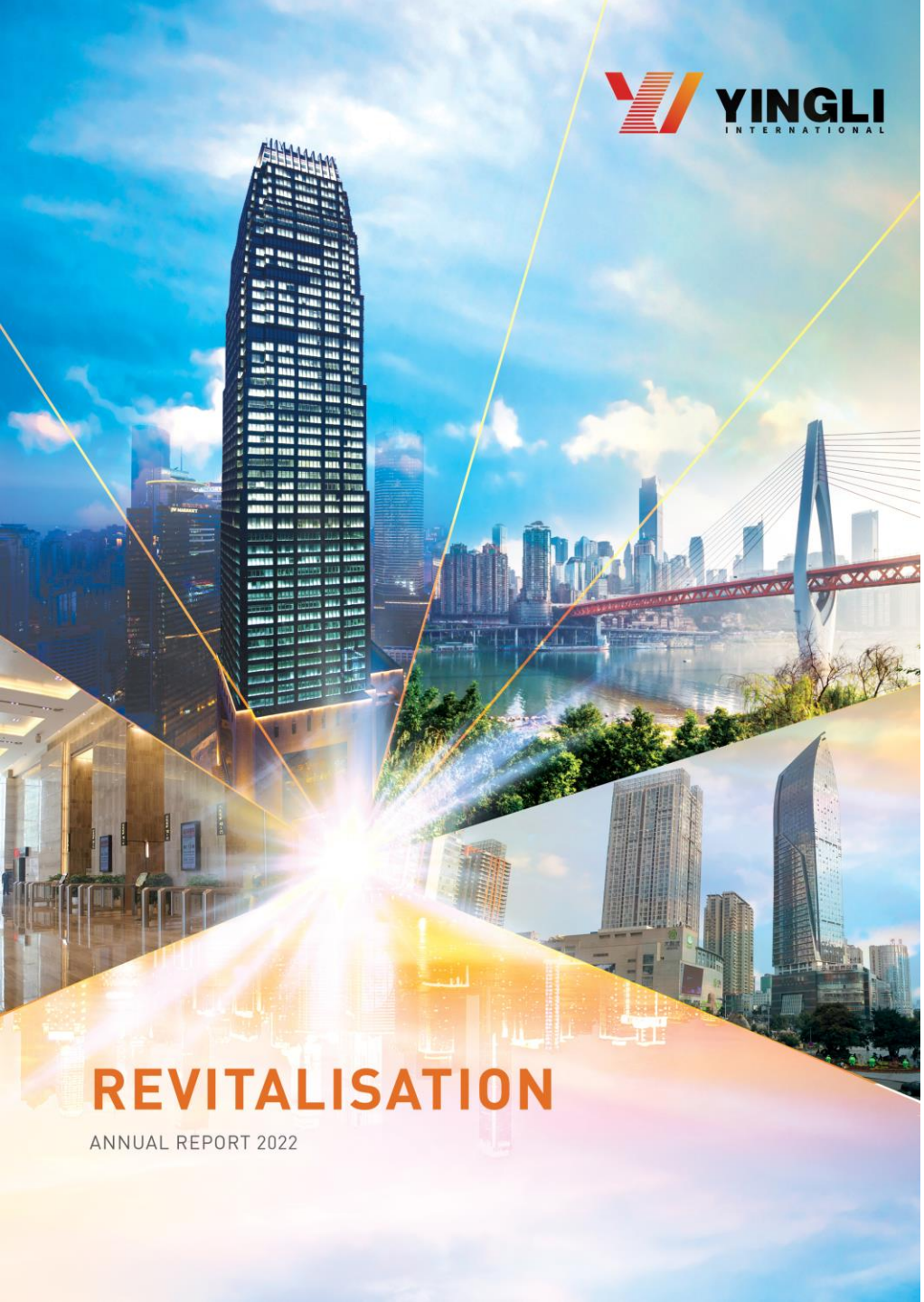


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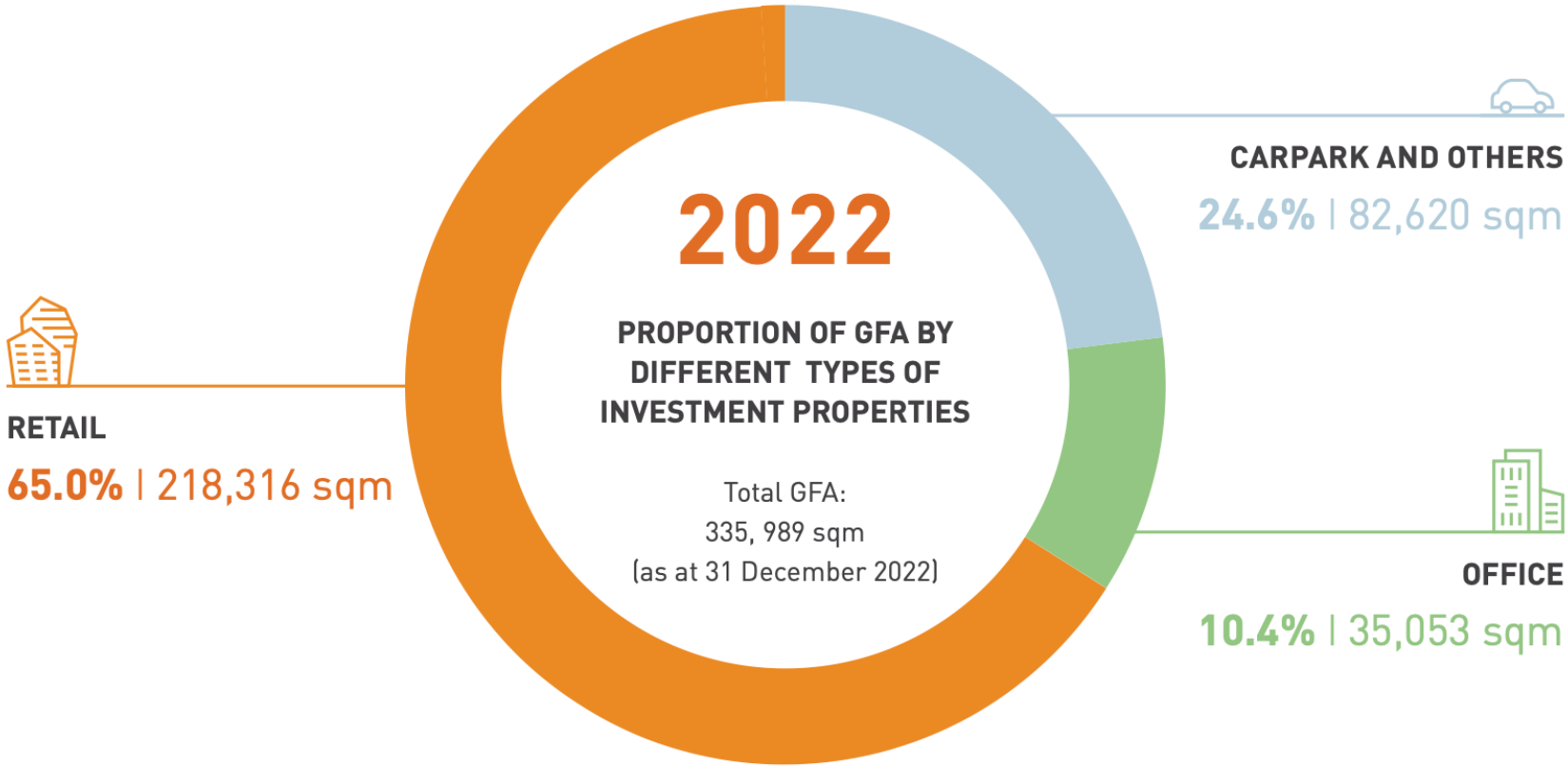
Ying Li International Real Estate Limited

Annual General Meeting

27 April 2023 at 2:00 p.m.

Operations Review

Valuation of the Group's investment properties as at 31 December 2022:
Approximately RMB 4.09 billion



Financial Review

RMB (million)	FY2022	FY2021
Revenue	**166.1**	**228.8**
Sale of properties	0.9	33.6
Rental income	165.2	195.2
Gross Profit	**118.6**	**158.1**
Sale of properties	0.03	11.7
Rental income	118.6	146.4
Loss Attributable to Ordinary Shareholders of the Company	(341.2)	(254.1)

Overall, the Group reported a net loss attributable to the ordinary shareholders of the Company of RMB341.2 million in FY2022, **mainly due to the decrease in revenue during the period under review as well as the higher fair value loss of financial asset, at fair value through profit or loss ("FVPL") recognised in FY2022.**

Balance Sheet Overview

Total Assets | RMB 6.13 billion (as at 31 December 2022) RMB 6.84 billion (as at 31 December 2021)

Key Highlights

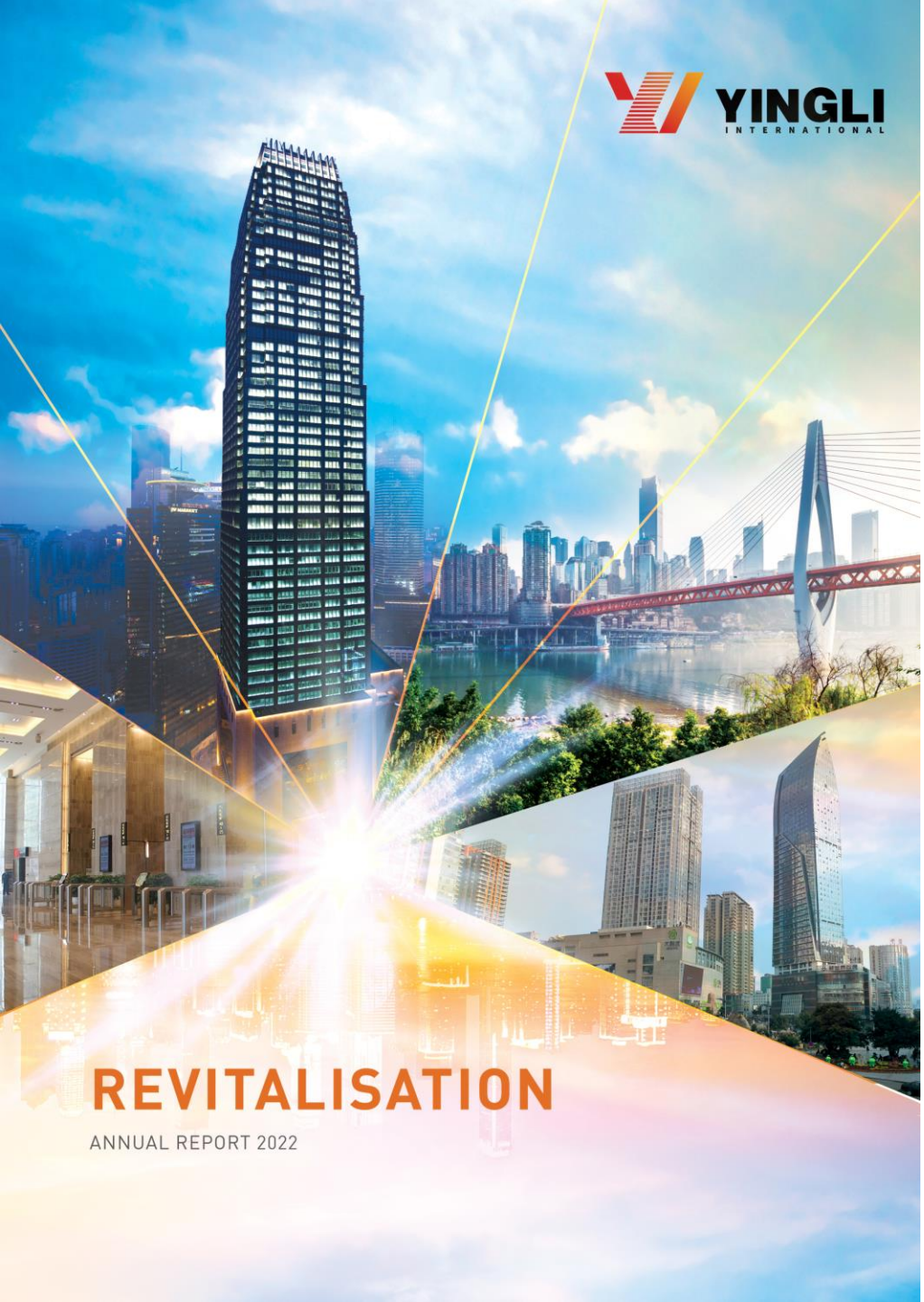
RMB (million)	FY2022	FY2021	change	% change
Investment properties	4,094.3	4,102.4	(8.1)	(0.2)
Financial assets, at FVPL	210.0	621.8	(411.8)	(66.2)
Development properties	964.6	1,036.9	(72.3)	(7.0)
Cash and cash equivalents	370.8	567.9	(197.1)	(34.7)

Total Liabilities | RMB 4.10 billion (as at 31 December 2022) RMB 4.74 billion (as at 31 December 2021)

Key Highlights

RMB (million)	FY2022	FY2021	change	% change
Trade and other payables	428.8	1,197.6	(768.8)	(64.2)
Borrowings (current and non-current)	2,476.0	2,489.3	(13.3)	(0.5)

Net Assets | RMB 2.04 billion (as at 31 December 2022) RMB 2.09 billion (as at 31 December 2021)



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Ying Li International Real Estate Limited

Ordinary Resolutions

Annual General Meeting

27 April 2023

Resolution 1

Directors' Statement and the Audited Financial Statements for the financial year ended 31 December 2022

Resolution 2

Re-election of Mr Zhang Mingao as a Director persuant to Article 106 of the Company's Constitution

Resolution 3

Re-election of Dr Yang Haishan as a Director pursuant to Article 106 of the Company's Constitution

Resolution 4

Re-election of Mr Chia Seng Hee, Jack as a Director pursuant to Article 106 of the Company's Constitution

Resolution 5

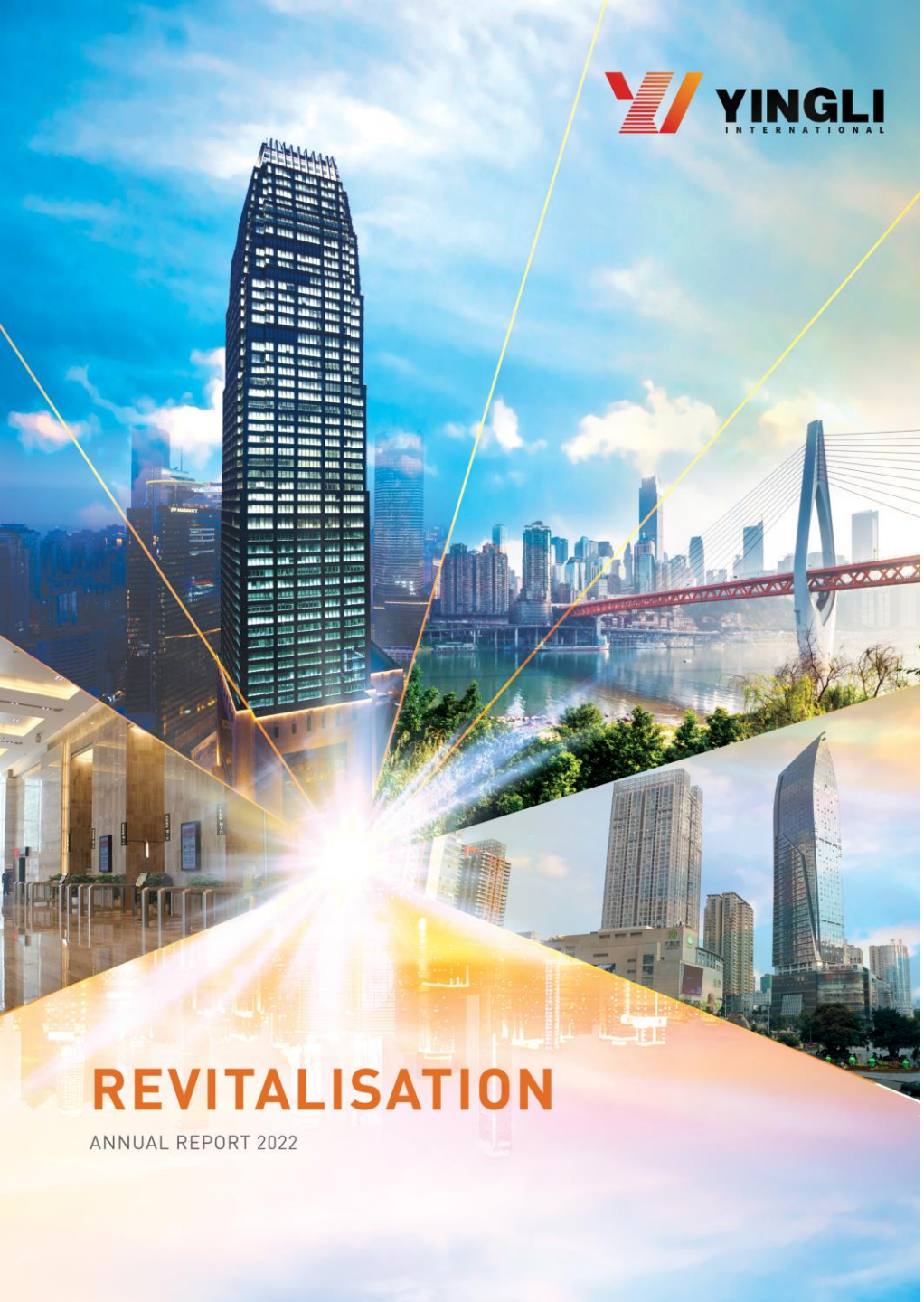
Approval of Directors' Fees amounting to S$300,000 for the financial year ending 31 December 2023, to be paid quarterly in arrears

Resolution 6

Re-appointment of Messrs CLA Global TS Public Accounting Corporation (formerly known as Nexia TS Public Accounting Corporation) as Auditors of the Company

Resolution 7

Share Issue Mandate



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THANK YOU!

Annual General Meeting

27 April 2023 at 2:00 p.m.