YING LI INTERNATIONAL REAL ESTATE LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No. 199106356W)

EXECUTION OF COMMERCIAL OPERATIONS MANAGEMENT AGREEMENT BY A WHOLLY-OWNED SUBSIDIARY

Further to the announcement dated 2 July 2026 in relation to the award of a commercial operations management contract following an open public tender process (the "**Award Announcement**"), the Board of Directors (the "**Board**") of Ying Li International Real Estate Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce that Chongqing Rong Guang Commercial Management Co., Ltd. (重庆融光商业管理有限公司) ("**Rong Guang**"), a wholly-owned subsidiary of Chongqing Yingli Real Estate Development Co., Ltd. (重庆英利房地产开发有限公司) ("**YRE**"), which is in turn a wholly-owned subsidiary of the Company, has today entered into the commercial operations management agreement (the "**Agreement**") with Chongqing Chongbai Technology Group Co., Ltd. (重庆重百科技集团股份有限公司) (the "**Contractor**").

The Agreement covers the commercial operations management of the commercial podium (the "**Commercial Podium**") of the property known as "**Future International**" (未来国际) in Chongqing, the People's Republic of China by the Contractor. It sets out the scope of the services, term and contract value on terms substantially consistent with those described in the Award Announcement.

In connection with the execution of the Agreement, YRE, Rong Guang and the Contractor have also entered into a tripartite agreement (the "**Tripartite Agreement**"), pursuant to which YRE has agreed, *inter alia*, to provide an irrevocable joint and several liability guarantee in favour of the Contractor in respect of all obligations, debts and liabilities of Rong Guang under the Agreement and the Tripartite Agreement.

The financial effects to the Group arising from entering the Agreement and the Tripartite Agreement are as described in the Award Announcement. None of the Directors or controlling shareholder(s) of the Company has any interest, direct or indirect, in the Agreement, the Tripartite Agreement or the Contractor, save through their respective shareholdings (if any) in the Company.

By Order of the Board
Ying Li International Real Estate Limited

Ye Hailiang
Executive Director and Group Chief Executive Officer
10 September 2026