



**Ying Li International Real Estate Limited**

## **Annual General Meeting**

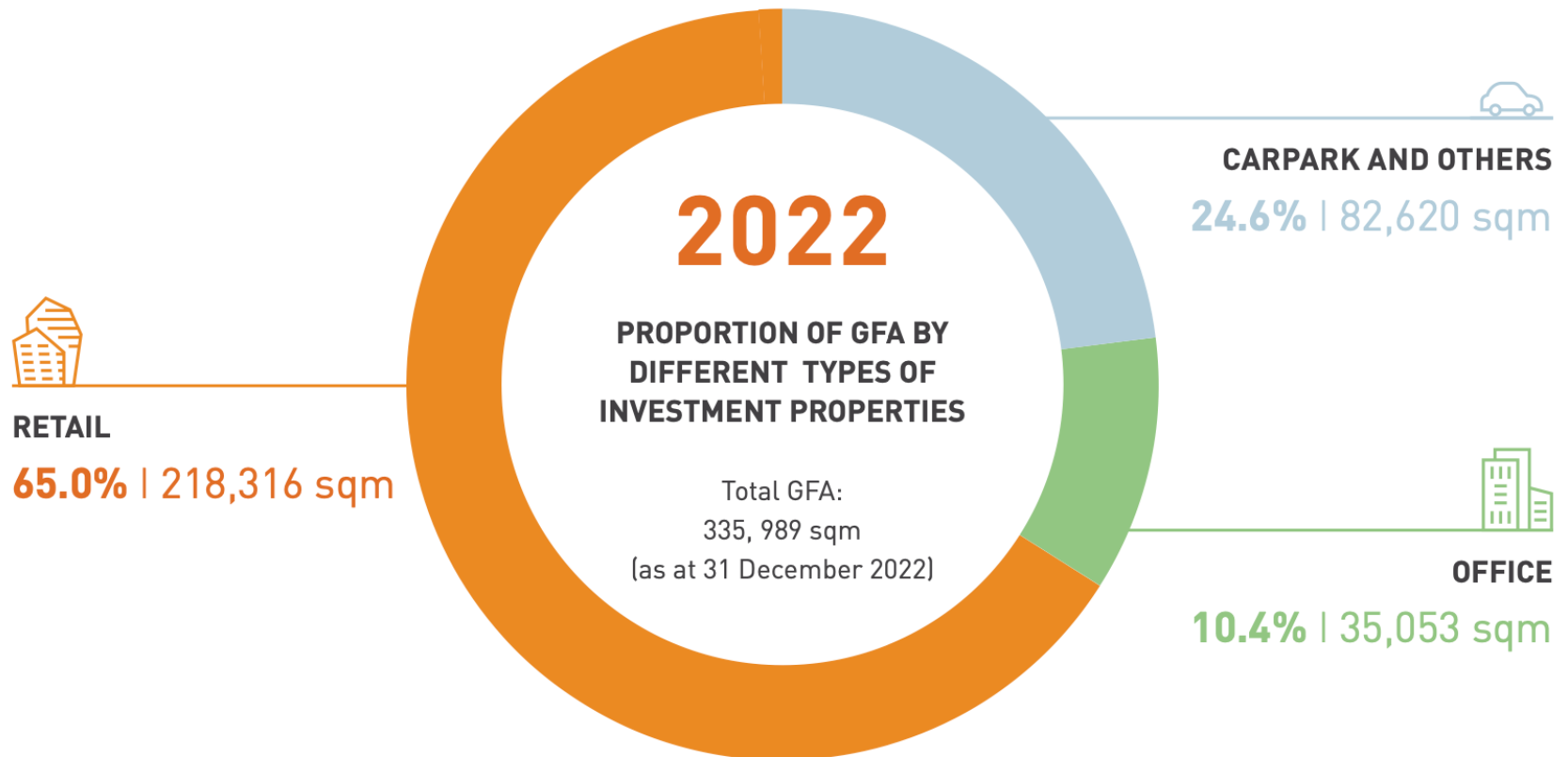
**27 April 2023 at 2:00 p.m.**

**REVITALISATION**

ANNUAL REPORT 2022

## 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
<b>Revenue</b>	<b>166.1</b>	<b>228.8</b>
Sale of properties	0.9	33.6
Rental income	165.2	195.2
<b>Gross Profit</b>	<b>118.6</b>	<b>158.1</b>
Sale of properties	0.03	11.7
Rental income	118.6	146.4
<b>Loss Attributable to Ordinary Shareholders of the Company</b>	<b>(341.2)</b>	<b>(254.1)</b>



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)



**Ying Li International Real Estate Limited**

## **Ordinary Resolutions**

## **Annual General Meeting**

**27 April 2023**

**REVITALISATION**

ANNUAL REPORT 2022

## 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 pursuant 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



**Ying Li International Real Estate Limited**

**THANK YOU!**

**Annual General Meeting**

**27 April 2023 at 2:00 p.m.**

**REVITALISATION**

ANNUAL REPORT 2022