

SUSTAINABILITY REPORT

ABOUT THIS REPORT

Board Statement

The Board of Directors (“**Board**”) recognises and values the importance of the sustainable performance of Ying Li International Real Estate Limited (“**Ying Li**” or the “**Company**” and together with its subsidiaries, the “**Group**”) and oversight of all environmental, social and governance (“**ESG**”) matters, including without limitation to this Ying Li Sustainability Report 2025 (“**SR**” or the “**Report**”), various ESG policies, stakeholder engagement and climate change. In order to ensure the material impacts of Ying Li are covered, the Board has the responsibility to regularly review, monitor and evaluate material ESG issues.

Reporting Scope

Ying Li publishes sustainability reports on an annual basis and they are included in Ying Li’s Annual Reports (“**AR**”).

The Report summarises Ying Li’s sustainability performance from 1 January 2025 to 31 December 2025 (the “**Reporting Period**”). To ensure the completeness and comparability of the Report, it also includes events that occurred prior to the Reporting Period. The Report encompasses the operations and activities in Singapore headquarters and Chongqing offices, as well as investment properties and sales properties¹

Reporting Standards and Principles

This Report has been prepared in accordance with the Global Reporting Initiative (“**GRI**”) Standards, the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) (Rules 711A, 711B and Practice Note 7.6 Sustainability Reporting Guide), and Rule 13.91 and Appendix C2 Environmental, Social and Governance Reporting Guide of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (“**SEHK**”)²

The GRI is widely recognised as a global standard for sustainability reporting. During the preparation for this SR, we applied the GRI’s principles for defining the content and quality of the Report by considering the Group’s activities, impacts, key expectations and interests of its stakeholders.

The seven principles listed below have been followed in this Report:

| | |
|----------------------------------|--|
| Stakeholder Inclusiveness | We consider the interests of a wide range of stakeholders, mainly shareholders, investors, employees, customers, contractors and suppliers, and regulatory authorities. |
| Materiality | Through a materiality assessment, we identify the environmental, social and governance-related topics that are most important to us and our stakeholders, and these are reliably reflected in this SR. |
| Sustainability Context | Apart from material environmental, social and governance-related factors, we also consider potential contribution to fight climate change. |
| Completeness | We incorporated material topics, topic boundaries, significant impacts and stakeholder feedbacks into this SR while adhering to the six other reporting principles to enhance its completeness. |
| Quantitative Balance | We are committed to quantifying the data accurately with clarification as far as practicable. |
| Consistency | We present the positive and negative aspects of our business in a transparent manner. |
| | We adhere to the same reporting approach as the previous year to ensure clarity and comparability for our readers. |

- 1 Including portions of Ying Li International Financial Centre (IFC)/Ying Li IMIX Park Jiefangbei (IMIX Park JFB), Ying Li International Plaza/Ying Li IMIX Park Daping (IMIX Park Daping), Ying Li International Hardware and Electrical Centre (IEC), San Ya Wan Phase 2 (Lion City Garden). For the avoidance of doubt, all ESG data related to the activities of tenants and sold properties’ occupants are not included in the Report.
- 2 As Ying Li is a subsidiary company of China Everbright Limited (CEL, 0165.HK), this Report also follows SEHK’s rules in providing supplementary ESG information to support CEL’s ESG disclosure obligations.














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Accessibility and Feedback

We warmly welcome your feedback on the Report and our sustainability-related approaches. Please share them with us through email to ir@yingligj.com.

Our AR and SR are accessible through our corporate website: <https://www.yingligj.com/ar>.

Sustainability Highlights

| | | |
|--|---|---|
| OUR ENVIRONMENT    | | |
| 164 tonnes Carbon emissions saved in IMIX Park energy transformation project | ALL company vehicles have been transited to hybrid electric vehicles | 22% Of our properties obtained LEED certification |
| OUR PEOPLE    | | |
| 53:47 female-to-male ratio is achieved to maintain gender balance | 3,116 Total training hours provided to employees | 100% Employees were subjected to an annual performance appraisal |
| 0 Work-related injury or fatality | | |
| OUR CUSTOMERS     | | |
| 100% Customer satisfaction rate | 100% Complaint handling rate | Ying Li IMIX Park Jiefangbei won the “ Top 30 Outstanding Commercial Real Estate Operations Projects in Southwest China ” |
| OUR COMMUNITY    | | |
| 3,096 Total Volunteering Hours | 30 Charitable activities organised | Organised 21 charitable activities under the TAG charity projects to connect social efforts in launching community projects |

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OUR SUSTAINABLE GOVERNANCE

A strong governance framework underpins the Group's long-term success and sustainable growth. The Board provides strategic oversight of the Group's business direction and operations, ensuring strict adherence to all applicable laws, regulations, and recognised codes and standards.

Governance Structure

The Board of Ying Li serves as the highest governance body of the Group. The Board is responsible for setting the Group's strategic objectives and is committed to protecting shareholder value while embedding sustainability into its strategic decision-making. To support the Board in fulfilling its duties, four specialised committees have been established: the Remuneration Committee, the Audit Committee, the Nominating Committee, and the Risk Management Committee. For more information on the Group's corporate governance framework, please refer to the "Corporate Governance Report" in the 2025 Annual Report.

Sustainability Governance Structure

The Group's sustainability commitment begins at the highest level, supported by a robust governance framework that clearly defines accountabilities, roles, and responsibilities, enabling effective communication and consistent execution of sustainability strategies across all departments.

As the Group's highest governance body, the Board leads and supervises the development and implementation of sustainability strategies to ensure they align with the long-term interests of the Company and its stakeholders. Guided by the Board, the Management Decision Committee (管理决策委员会) and the ESG Working Group play pivotal roles in advancing Ying Li's sustainability initiatives and commitments.

To bolster effective sustainable management, relevant sustainability-related criteria and key performance indicators have been included in the performance appraisal of the senior management, which is directly linked to the remuneration assessment.

Sustainability Governance Structure of Ying Li



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Sustainability Strategy

Sustainability lies at the heart of Ying Li's operations and will remain a fundamental aspect of the Group's decision-making processes. Our sustainability strategy aims to steer our business ethically, socially, and environmentally, and to create shared value for our stakeholders. We are committed to the following focused areas to achieve our sustainability vision and enhance our sustainable performance.



The Group also adheres to a set of sustainability-related policies and guidelines, which serve as the foundation in standardising and regulating our practices:

Environmental and Social

- Energy Management Policy (能源管理制度)
- Human Resources Management Policy (人事管理政策)
- Employee Training Management Policy (公司培训管理制度)
- Safety Management Policy (安全技术管理政策)
- Safety and Equipment Management Policy (公司安全生产管理制度)
- Design Management Policy (设计管理制度)
- Construction Application Management Policy (开发报建管理制度)
- Engineering Management Policy (工程管理制度)
- Supplier Management Policy (供方管理制度)

Governance

- Organisation Structure and Employee Responsibilities Policy (组织架构及岗位职责汇编)
- Integrity Risk Prevention and Control Manual for Key Positions in Focus Area (重点领域关键岗位廉洁风险防控手册)
- Whistleblowing Policy (举报制度)
- Measures for the Management of Company Confidential Information (公司保密信息管理办法)
- Accountability System for Violations (违规问责办法)

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OUR MATERIALITY APPROACH

Stakeholder Engagement

Ying Li fully recognises that stakeholder feedback is instrumental to both our business development and sustainability performance. To foster ongoing dialogue and deepen our understanding of stakeholder expectations, we have established diverse engagement channels. These mechanisms also enable us to assess the relevance and effectiveness of our sustainability priorities and initiatives.

The table below shows how our approach and rationale is set out against different stakeholders and the feedback we have received from them.

| STAKEHOLDERS | HOW WE LISTEN | WHY WE DO IT | WHAT YOU'VE TOLD US |
|-----------------------------------|--|---|---|
| Contractors and suppliers | <ul style="list-style-type: none"> Regular project meetings Periodic evaluations on supplier performance | <ul style="list-style-type: none"> Ensure construction/maintenance/renovation projects are completed on time, with quality, and at a reasonable cost | <ul style="list-style-type: none"> Ability to meet the Group's quality standards and delivery timelines |
| Customers | <ul style="list-style-type: none"> Feedback Company website | <ul style="list-style-type: none"> Ensure customer satisfaction is upheld Ensure service standards | <ul style="list-style-type: none"> Optimise customer service Emergency preparedness |
| Employees | <ul style="list-style-type: none"> Internal updates and communication Events and functions | <ul style="list-style-type: none"> Improve employee capabilities through internal and external trainings Improve employee well-being through managing their health and safety | <ul style="list-style-type: none"> Health and safety Career progression Benefits and rewards External and internal courses |
| Regulatory authorities | <ul style="list-style-type: none"> Regular updates and communication Reports and compliance Periodical meetings with government bodies | <ul style="list-style-type: none"> Adhere to environmental regulations for construction/maintenance/renovation projects Active participation in SGX-ST events to increase visibility and transparency | <ul style="list-style-type: none"> Compliance with relevant laws and regulations |
| Shareholders and investors | <ul style="list-style-type: none"> SGX-ST announcements Shareholder meetings Annual reports Company's website Regular updates and communication | <ul style="list-style-type: none"> Committed to delivering economic value to our capital providers through a strong financial performance and our diverse methods of engagement | <ul style="list-style-type: none"> Long-term profitability Sustainability matters Group performance against targets Compliance with all relevant requirements |

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Materiality Assessment

The Group acknowledges and values stakeholder perspectives on its ESG performance. To ensure its sustainability strategy is both relevant and impactful, the Group has engaged an independent third-party consultant to identify material sustainability issues based on their importance and relevance to the business. This was followed by a stakeholder survey gathering feedback from employees, contractors, suppliers, customers, regulators, shareholders, and investors to validate and refine these priorities.

The materiality assessment process is summarised as below:



Identify

**Identifying
material
ESG Issues**

21 material issues have been identified by reference to the GRI Standards, international trends and peer benchmarking, reflecting the dynamic operating environment of the Group.



Rate

**Rating
the
significance**

The actual and potential impacts from the identified ESG issues are determined through an online questionnaire, covering internal and external stakeholders to gather their insights into the significance of ESG issues and their associated impacts.



Prioritise

**Prioritising
material
issues**

A materiality matrix is developed based on two key dimensions: "importance to stakeholders" and "relevance to the Group" to provide a comprehensive overview of the prioritisation of material issues.



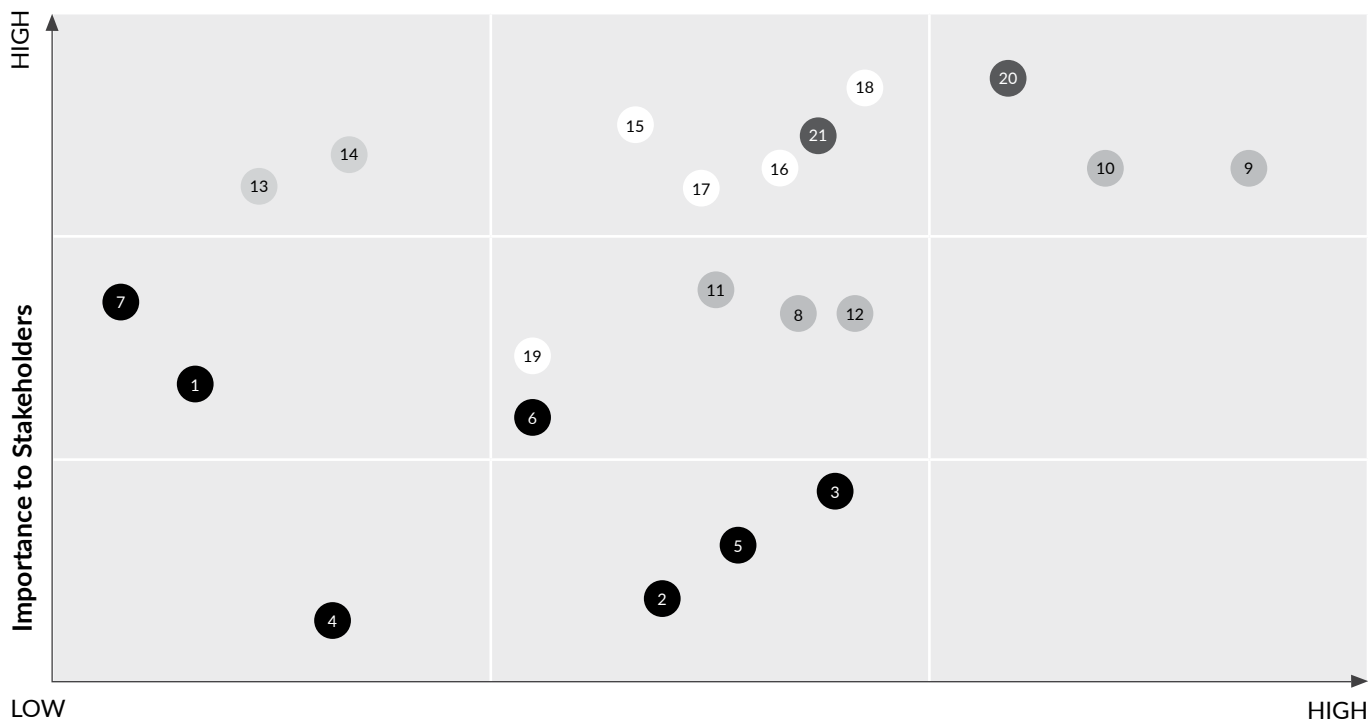
Validate

**Validating
the
result**

The result of the materiality assessment is then reviewed and approved by the Board, which serve as a crucial reference for the disclosures in the Report and long-term sustainability strategy development.

SUSTAINABILITY REPORT

2025 Ying Li ESG Factors Materiality Matrix



Relevance to Ying Li

- Environmental
- Corporate Governance
- Employee
- Supply Chain
- Operational

| MATERIALITY | NO. | ESG FACTORS | TOPICS |
|-------------|-----|--|----------------------|
| High | 9 | Compliance Employment | Employee |
| | 10 | Occupational Safety and Health | Employee |
| | 20 | Business Ethics and Anti-Corruption | Corporate Governance |
| Medium | 6 | Water Conservation | Environmental |
| | 8 | Employee Remuneration and Benefits | Employee |
| | 11 | Skills Competency and Employee Training | Employee |
| | 12 | Employee Diversity and Inclusion | Employee |
| | 15 | Green Leasing | Operational |
| | 16 | Product and Service Quality | Operational |
| | 17 | Marketing and Promotion | Operational |
| | 18 | Customer Privacy Protection | Operational |
| | 19 | Community Engagement and Social Welfare | Operational |
| | 21 | Corporate Governance and Risk Management | Corporate Governance |
| Low | 1 | Climate-Related Risk and Opportunities | Environmental |
| | 2 | Green Construction | Environmental |
| | 3 | Energy-Saving Design | Environmental |
| | 4 | Managing Our Carbon Footprint | Environmental |
| | 5 | Energy Efficiency | Environmental |
| | 7 | Waste Management | Environmental |
| | 13 | Responsible Supply Chain | Supply Chain |
| | 14 | Managing Contractors | Supply Chain |

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Sustainability Targets

With reference to the identified ESG issues, we have set up corresponding short-term and long-term sustainability goals as below. Relevant ESG performance data are available in Appendix A: Sustainability Scorecard.

| MATERIAL FACTORS | SHORT-TERM TARGET | LONG-TERM TARGET | VALUE CREATED |
|--|--|---|---|
| Climate-Related Risk and Opportunities | To strengthen climate risk identification and disclosures in accordance with Task Force on Climate-related Financial Disclosures ("TCFD"). | To reduce operational emissions and build climate-resilient portfolio. | <ul style="list-style-type: none"> Performed client risk identification and formulated mitigation strategies, while transited all company vehicles into hybrid electric vehicles. |
| Energy-Saving Design and Green Construction | To introduce energy-saving intelligent transformation project. | To prioritise energy-saving designs in our projects. | <ul style="list-style-type: none"> Maximised energy-saving starting from the design stage by seeking Leadership in Energy and Environment Design ("LEED") certification for our portfolio as far as practicable. |
| Energy Efficiency | To introduce energy-saving intelligent transformation project. | To adopt energy-saving installations and enforce energy-saving policies within the offices, malls and development projects. | <ul style="list-style-type: none"> Installed intelligent energy-saving control system to reduce energy consumption. |
| Managing Our Carbon Footprint | To reduce carbon emissions from our own operations by energy efficiency upgrade and sustainable building design. | To establish long-term carbon reduction roadmap and lower the carbon emissions from tenants' activities. | <ul style="list-style-type: none"> Ying Li IMIX Park Daping has launched its "Central Air-Conditioning Energy-saving Transformation" project, significantly reducing the carbon emissions. |
| Water Conservation | To reduce water consumption within office areas and managed properties. | To adopt water-saving installations and enforce water-saving policies within the offices, malls and development projects. | <ul style="list-style-type: none"> Installed water-efficient fittings and water meters and raised awareness among stakeholders to conserve water. |
| Waste Management | To reduce waste generation and improve waste diversion. | | <ul style="list-style-type: none"> Adhere to the local regulations on waste segregation, collection and disposal. Promote reduce, reuse and recycle in offices and managed properties |
| Compliance Employment | To avoid violations of employment-related laws and regulations. | | <ul style="list-style-type: none"> No confirmed cases of non-compliance in relation to labour standards during the Reporting Period. |

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| MATERIAL FACTORS | SHORT-TERM TARGET | LONG-TERM TARGET | VALUE CREATED |
|--|---|---|--|
| Employee Remuneration and Benefits | To ensure 100% of employees have undergone performance review. | To improve employee retention rate and conduct performance appraisals annually. | <ul style="list-style-type: none"> Established robust mechanisms to review employee benefits. 100% of employees were subjected to performance appraisal during the Reporting Period. |
| Occupational Safety and Health | To avoid work-related employee injuries and fatalities. | | <ul style="list-style-type: none"> Established a comprehensive safety production mechanism to ensure the highest safety standard is applied. Zero work-related employee injuries and fatalities during the Reporting Period. |
| Skills Competency and Employee Training | To ensure 100% of employees received training courses in raising their skills competency. | To provide a wide range of training types to enhance employee competency. | <ul style="list-style-type: none"> Procedures in place for setting up internal training and subsidies available for external training. |
| Employee Diversity and Inclusion | To deliver inclusive training to all employees. | To cultivate a workplace where diverse talent is equitably represented at all levels. | <ul style="list-style-type: none"> Established strict anti-discrimination guidelines on Employee Handbook and maintain a fair gender balance. |
| Green Leasing | To promote sustainability practices in tenants. | To establish formal tenant engagement to collaboratively enhance ESG performance. | <ul style="list-style-type: none"> Raise awareness of tenants by promoting sustainability and the Group's environmental initiatives. |
| Product and Service Quality | To ensure zero violations of regulations. | construction-related laws and regulations. | <ul style="list-style-type: none"> Employed project management system from pre-construction to post-construction to ensure high standards of construction. Zero violations of construction-related laws and regulations during the Reporting Period. |
| Marketing and Promotion | To ensure zero violations of marketing laws and regulations. | | <ul style="list-style-type: none"> Established the Compendium of Asset Sales Management Systems (资产销售管理制度汇编) for responsible marketing. Zero violations of marketing laws and regulations during the Reporting Period. |
| Customer Privacy Protection | To maintain zero information security incidents. | | <ul style="list-style-type: none"> Implemented stringent guidelines to standardise the management of confidentiality for the Group's materials and information. Zero information security incidents during the Reporting Period. |

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| MATERIAL FACTORS | SHORT-TERM TARGET | LONG-TERM TARGET | VALUE CREATED |
|---|---|--|---|
| Community Engagement and Social Welfare | To expand local charity partnerships and establish enduring, co-created community programmes that drive measurable social impact. | | <ul style="list-style-type: none"> • “TAG Charity Programme” has been launched to foster collective efforts in promoting community welfare. |
| Responsible Supply Chain | To promote and monitor sustainable practices of suppliers. | To prioritise environmentally and socially responsible suppliers. | <ul style="list-style-type: none"> • Established strict guidelines as part of our supplier management to ensure the quality of their products and services. |
| Managing Contractors | To ensure contractors strictly follow the Engineering and Management Policy and related laws and regulations. | To ensure environmentally and socially responsible actions are taken by contractors. | <ul style="list-style-type: none"> • Established strict guidelines as part of our contractor management to ensure the quality of their products and services. |
| Business Ethics and Anti-Corruption | To maintain zero corruption cases and no violations of business compliance. | | <ul style="list-style-type: none"> • Implemented clear guidelines for a robust internal control system and for the employees to understand the importance of business integrity. |
| Corporate Governance and Risk Management | To ensure strong adherence to corporate governance and risk management practices. | | <ul style="list-style-type: none"> • Set up and regularly reviewed the “three lines of defence” mechanism for risk management. |

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MEMBERSHIP ASSOCIATIONS AND RECOGNITION

Ying Li continues to participate in professional organisations to keep abreast of the latest laws and regulations, industry trends and the best practices in its operations. The table below lists the Group's memberships and participation in the industry and professional bodies.

| INSTITUTION | CLASS OF MEMBERSHIP |
|--|---------------------|
| Singapore Business Federation | Corporate Member |
| Enterprise Institute for Internal Controls and Anti-Fraud Alliance (企业内控协会暨反舞弊联盟) | Corporate Member |
| Chongqing Jiefangbei Central Business District Enterprise Association (重庆市解放碑中央商务区企业协会) | Vice President |

During the Reporting Period, the Group has also obtained the below awards and recognitions:

| AWARDS | AWARDING ENTITY |
|--|--|
| Top 30 Outstanding Commercial Real Estate Operations Projects in Southwest China (中国西南商业地产优秀运营项目TOP30) | Ying Li IMIX Park Jiefangbei (IMIX Park JFB) |
| "Pioneer Unit" in Garbage Sorting for Commercial Sector – Yuzhong District (渝中区商贸业生活垃圾分类“先进单位”) | Chongqing Yingli Retail Management Co., Ltd. |
| "Best Practice Unit" in Safe Community Development – 2025 (2025年度平安建设“最佳实践单位”) | Chongqing Yingli Retail Management Co., Ltd. |

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OUR RESPONSIBLE BUSINESS PRACTICE

Business Ethics and Integrity

The Group maintains an unwavering commitment to integrity, ethical conduct, and compliance across all aspects of its business operations. We continuously strengthen our compliance framework and corporate governance to promote transparency, accountability, and long-term value for our shareholders.

The Group has established a robust Accountability System for Violations (违规问责办法) and embedded a clear Code of Conduct (行为标准) in the Employee Handbook. Together, these provide structured guidelines for identifying, investigating, reviewing, and addressing any breaches of internal policies or national regulations. All employees are expected to understand and uphold these standards; violations may result in disciplinary action, up to and including termination in serious cases. Notably, no compliance violations were reported during the Reporting Period.

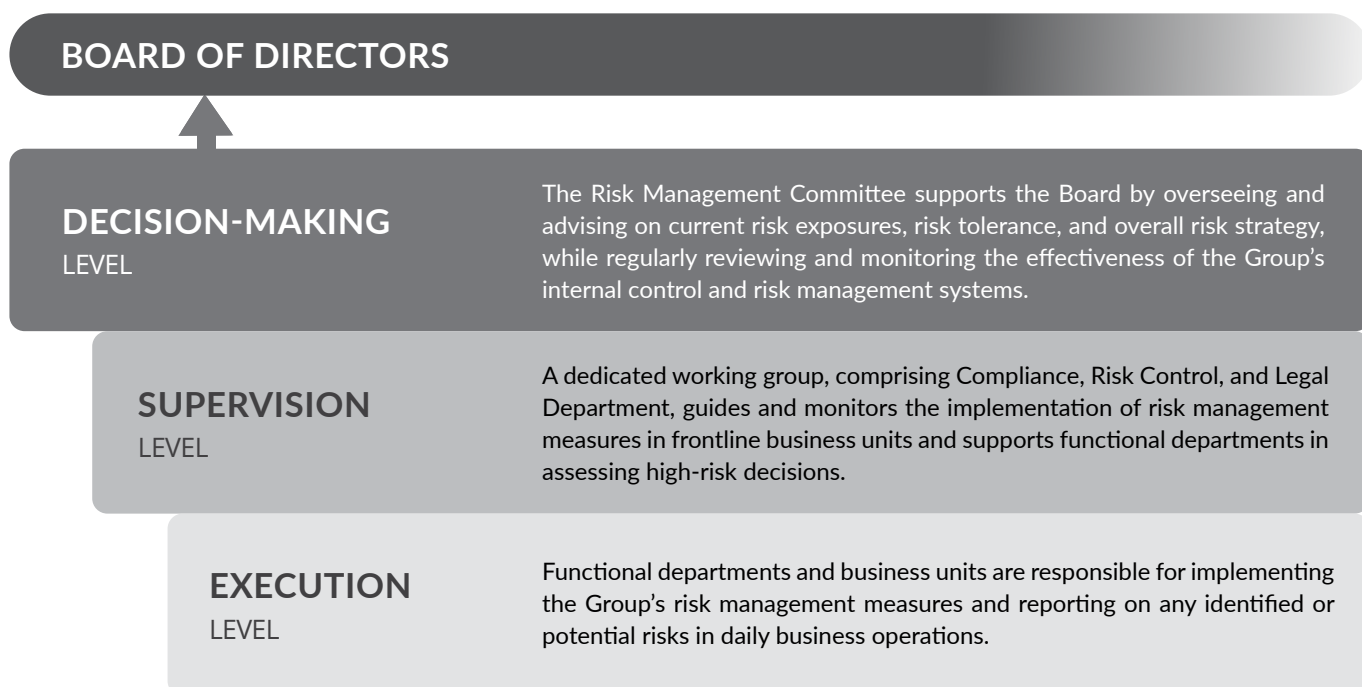
To ensure systematic oversight, the Group has implemented a comprehensive, end-to-end review mechanism covering both internal operations and the supply chain. All reviews are conducted in strict alignment with national laws, industry standards, and internal policies, with a risk-based focus on business integrity and anti-corruption. The Group employs a dynamic audit approach, integrating routine annual assessments of high-risk areas into the internal control and audit plan, alongside special audits conducted in response to significant whistleblowing reports, regulatory changes, or strategic transitions. Through this closed-loop system, the Group ensures continuous compliance with evolving legal and regulatory requirements.

0

compliance violations reported during the Reporting Period

Risk Management

The Group adheres to the *Company Law of the People's Republic of China* (the "PRC"), the Listing Manual of the SGX-ST, and other applicable laws and regulations. A robust risk management framework has been implemented, with the Board being the ultimate governance body. The Board is delegated to oversee and review the Group's risk management initiatives and strategies, safeguarding the interests of stakeholders and shareholders. The Group implements a "decision-making – supervision – execution" risk management mechanism, which clearly delineates roles and responsibilities to ensure accountability, transparency, and effective risk oversight.



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Anti-Corruption

The Group strictly complies with the *Anti-Unfair Competition Law of the PRC*, the *Prevention of Corruption Act of Singapore* and other applicable policies and regulations in opposing and preventing all forms of corruption, bribery, extortion, fraud, and money laundering. The Group has established the Integrity Risk Prevention and Control Manual for Key Positions in Focus Area (重点领域关键岗位廉洁风险防控手册) to articulate the business compliance requirements and guidance in preventing corruption in key areas, such as investment affairs, asset operation, project tendering process and financial management. Upholding a culture of zero tolerance towards fraud and corruption, the Group remains steadfast in maintaining the highest standards of ethics, professionalism, and integrity across all levels of its operations.

The Group is committed to promoting the anti-corruption awareness among our senior management and employees through training courses. During the Reporting Period, the Group conducted a total of 9 training sessions related to integrity and anti-corruption to foster a collective commitment, such as the Integrity Education Training.

To further develop the anti-corruption culture, we have adopted the below measures:

DEDICATED WHISTLEBLOWING CHANNEL

A dedicated whistleblowing channel, the “Ying Li CEO Mailbox”, is established to receive complaints regarding violations of discipline or regulations by management and other employees. An employee whistleblowing mechanism is also in place.

SUPPLIER COLLABORATION

Anti-bribery and anti-corruption clauses have been added to supplier contracts, along with clearly defined channels for complaints and reporting.

DAILY SUPERVISION

The policy implementation and enforcement have been strengthened through daily supervision by functional departments, disciplinary inspections by the Chinese Communist Party (the “Party”) branches, internal audits, and legal and compliance functions.

9

company-wide anticorruption training sessions in 2025

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Whistleblowing Policy

To maintain the high standard of ethical conduct and enforce a zero-tolerance approach for fraudulent activities, the Group has formulated the Whistleblowing Policy (举报制度) in accordance with the *Code of Corporate Governance*. All reports received are thoroughly investigated and treated with utmost confidentiality by the Group's Audit Committee. The Group protects whistleblowers from any detrimental or unfair treatment, emphasising that employees who report concerns in good faith will be shielded from possible retaliation. Upon the investigation, the Audit Committee will determine appropriate actions to be taken and may recommend disciplinary or remedial measures as necessary. By ensuring transparency, confidentiality, and protection for whistleblowers, the Group upholds its commitment to fostering a culture of ethical behaviour.

YING LI REPORTING CHANNELS:



Reporting Email
ceo@yingligj.com



Mailing Address
Room 08, Level 35, Ying Li
International Financial Centre,
No. 28 Minquan Road, Yuzhong
District, Chongqing 400010, China

During the Reporting Period, there were no confirmed cases of non-compliance in relation to corruption and anti-competitive practices that would have a significant impact on the Group, and no legal proceedings related to corruption were initiated or concluded against the Group or its employees.

Protection of Intellectual Property Rights

The intellectual property rights ("IPR") of Ying Li is fundamental to our business. We are committed to safeguarding our IPR, such as trademarks, copyrights, designs and patents, through appropriate registration procedures and ensuring compliance with relevant laws and regulations, including the *Patent Law of the PRC*, the *Copyright Law of the PRC*, the *Trademark Law of the PRC* and other laws and regulations. We have developed stringent rules that govern the protection of our IPR, while explicitly prohibiting any form of infringement on third-party intellectual property. Necessary actions will be taken in case of any identified potential infringement. By upholding our commitment to IPR protection, we aim to foster an environment that encourages innovation and creativity.

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OUR ENVIRONMENT

Ying Li has established a strong reputation for innovative designs with green and eco-friendly development. We are fully committed to complying with local environmental regulations and addressing climate change by minimising our environmental footprint, particularly through reducing carbon emissions across our daily operations. Our key focus areas include energy efficiency, as well as the responsible and effective management of resources and waste. In response to global calls for climate action, the Group has engaged an external consultant to identify climate-related risks and opportunities, and to enhance our strategies for climate mitigation, adaptation, and resilience.

Law Compliance

To systematically govern and advance our environmental practices and regulatory compliance, the Group has developed the Energy Management Policy (能源管理制度), Design Management Policy (设计管理制度), Construction Application Management Policy (开发报建管理制度) and Engineering Management Policy (工程管理制度), embedding sustainability principles across the entire property development lifecycle and ongoing operations.

Ying Li places strong emphasis on compliance with key environmental laws and regulations, including but not limited to:

- Environmental Protection Law of the PRC;
- Law of the PRC on Environmental Impact Assessment;
- Water Pollution Prevention and Control Law of the PRC;
- Marine Environment Protection Law of the PRC;
- Law of the PRC on the Prevention and Control of Environmental Pollution by Solid Waste;
- Law of the PRC on Prevention and Control of Environmental Noise Pollution; and
- Atmospheric Pollution Prevention and Control Law of the PRC

During the Reporting Period, there were no confirmed cases of non-compliance in relation to environmental protection that would have a significant impact on the Group.

Response to Climate Change

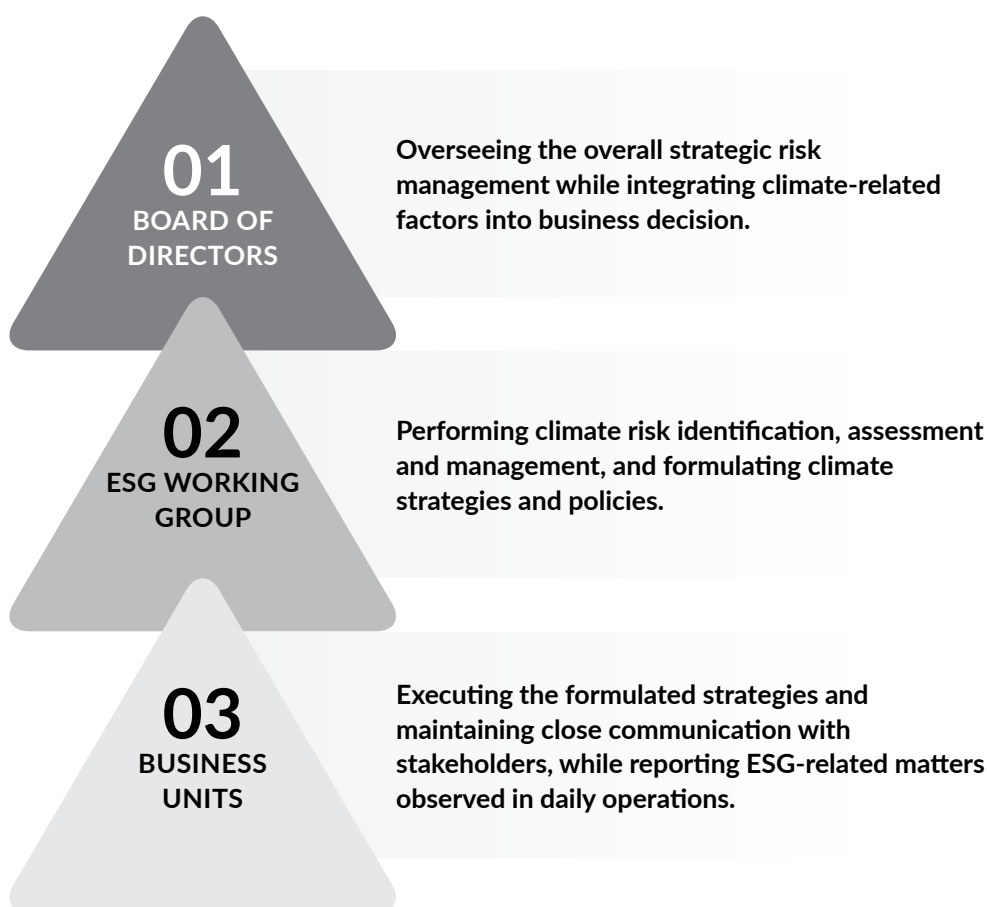
Ying Li recognises climate change as a critical global challenge with far-reaching implications for the real estate sector. In line with our commitment to sustainable development and transparent disclosure, the Group has aligned its climate-related governance, strategy, risk management, and metrics with the recommendations of the TCFD. This structured approach enables us to systematically identify, assess, and respond to climate-related risks and opportunities, ensuring long-term resilience and value creation for our stakeholders.

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Governance

Ying Li integrates climate-related considerations into its highest levels of corporate governance. The Board, as the ultimate oversight body, provides strategic direction and supervision on climate-related risks and opportunities, ensuring alignment with the Group's long-term sustainability objectives and stakeholder interests.

Management of climate risk is delegated to the ESG Working Group, which plays a central role in identifying, assessing, and addressing climate-related issues across the Group. The ESG Working Group serves as a vital link between high-level strategic direction and operational implementation. By maintaining close collaboration with various departments and business units, the ESG Working Group ensures that climate considerations are integrated into the Group's operations.



The Group will continue to refine our ESG management mechanisms, developing agile business plans with climate considerations to stay abreast of the increasingly environmentally conscious business landscape.

BOARD ESG TRAINING

To enhance expertise in sustainability matters, the Board actively participated in various external professional training programmes, including ESG-focused sessions on Responsible Investment and ESG Data Management, as well as a specialised ESG course organised by the Singapore Institute of Directors in response to updated listing requirements from the Singapore Exchange. Through engaging in sustainability-specialised training, the Board has strengthened its capacity to oversee ESG performance and integrate material ESG factors into strategic decision-making, laying a solid foundation for its stewardship of sustainable development.

100%

of the Board has attended sustainability-related trainings

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Strategy

Our climate strategy centres on reducing greenhouse gas emissions across our operations—particularly through energy efficiency upgrades, increased adoption of renewable energy, and sustainable building design. Understanding the importance of maintaining resilience in the face of climate-related risks, we adopt the following approach:

01

STAKEHOLDER ENGAGEMENT

The Group actively engages with our employees, suppliers and tenants to launch green initiatives focused on energy efficiency, emissions reduction, water conservation, and waste management.

02

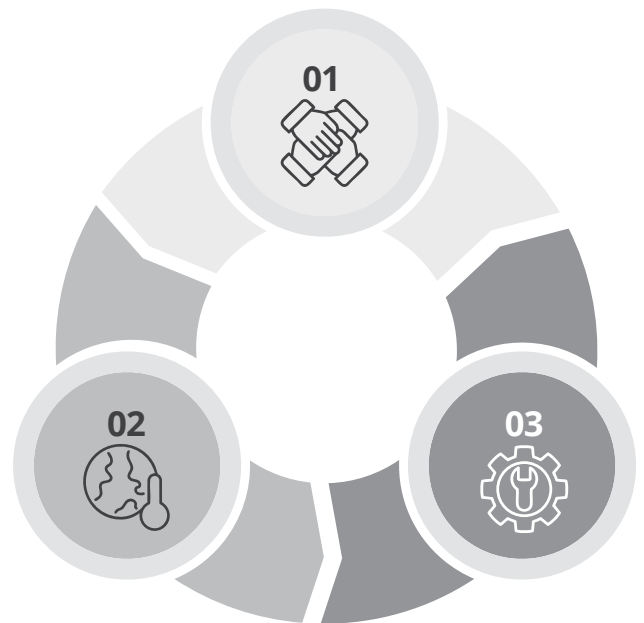
CLIMATE CHANGE ADAPTATION

We actively identify potential impacts of climate change on our portfolio; understand any climate risks imposed and recognise opportunities presented by new technologies and sustainable practices.

03

OPTIMISE ENERGY MIX

We actively seek green electricity procurement to increase the share of renewable energy in our energy mix, effectively reducing indirect carbon emissions associated with grid-supplied electricity.



The Group will continue to explore the integration of different climate-related scenarios in assessing the climate impact and formulating our climate-related risk strategies.

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Risk Management

We have conducted a climate change risk assessment with reference to the TCFD recommendations by analysing the potential impacts on different business sectors and developing solutions to mitigate and adapt to climate change. Below is a summary of the prioritised climate-related risks and potential impacts:

| RISK TYPE | TIME-FRAME | RISK | RISK DESCRIPTION | RISK IMPACTS | RISK OPPORTUNITIES | RISK MANAGEMENT |
|------------------|------------|------------------|---|---|--|--|
| Transition Risks | Short | Policy and Legal | Tightened requirements and regulations on building energy efficiency and green building standards | <ul style="list-style-type: none"> Increased capital expenditures in construction and operations. Increased risk of non-compliance with stricter standards. | <ul style="list-style-type: none"> Provided new innovations to enhance energy efficiency and meet the latest building codes and design standards, while creating new opportunities and improving customer experience. | <ul style="list-style-type: none"> We pay close attention to the ever-changing regulations related to climate change in China and Singapore to reduce the non-compliance risks. We actively engaged a third-party consultant in assisting the Group to develop the sustainability report to ensure we meet all disclosure requirements. We work closely with our tenants in managed properties in the collection of environmental data to strengthen our ESG data management. We actively explore and use low-carbon and energy-saving products. |
| | | | Implementation of carbon pricing | <ul style="list-style-type: none"> Increased capital expenditures in construction and alteration materials, fuel, electricity and waste management. | | |
| | | | Stricter requirements and framework on disclosure | <ul style="list-style-type: none"> Increased costs in data collection and climate risk strategy to comply with the disclosure requirement. Necessity to further implement sustainable and green facilities and strengthen data management. Potential increase in demand of building modifications and resources for climate resilience that may lead to cost implications. | <ul style="list-style-type: none"> Enhanced the data collection mechanism of the Group in facilitating the decision-making process and creating improvement plan. | |

SUSTAINABILITY REPORT

| RISK TYPE | TIME-FRAME | RISK | RISK DESCRIPTION | RISK IMPACTS | RISK OPPORTUNITIES | RISK MANAGEMENT |
|------------------|------------|------------|--|---|--|--|
| Transition Risks | Medium | Market | Increased expectation from stakeholders | <ul style="list-style-type: none"> Increased capital expenditures in providing a detailed climate resilience strategy to gain confidence from stakeholders, where further measures and commitment are required. Potential negative impacts on share price if the efforts in climate risk disclosure could not meet investors' expectations. | <ul style="list-style-type: none"> A strong climate strategy and the adoption of green features can help attract tenants and investors who prioritise environmental issues. | <ul style="list-style-type: none"> We maintain a proactive communication approach to understand the latest expectations of our stakeholders, ensuring the Group fully addresses their concerns over climate change. |
| | | Technology | Stricter technical requirements for construction of new energy development due to an increase in renewable energy demand | <ul style="list-style-type: none"> Increased capital expenditures in construction and operations for the procurement of new technologies. Decreased profitability due to increase in cost of sustainable materials. | <ul style="list-style-type: none"> Investment in green features can stabilise and diversify building energy grids and reduce costs in the long run. | <ul style="list-style-type: none"> We are dedicated to exploring low-carbon and green technologies, focusing on energy transformation to enhance energy efficiency. |

SUSTAINABILITY REPORT

| RISK TYPE | TIME-FRAME | RISK | RISK DESCRIPTION | RISK IMPACTS | RISK OPPORTUNITIES | RISK MANAGEMENT |
|----------------|------------|---------|--|---|--|--|
| Physical Risks | Short | Acute | Increased frequency and severity of extreme weather events such as typhoons and rainstorms | <ul style="list-style-type: none"> Increased capital expenditures for the implementation of climate mitigation and adaptation measures. Supply chain disruption occurs more often, leading to shortage of key supplies and escalated cost. | <ul style="list-style-type: none"> The design and implementation of weather-responsive measures can enhance building resilience, mitigating potential losses and ensuring operational continuity during extreme weather events. | <ul style="list-style-type: none"> Risks factors are considered in advance during planning and design phase to enhance the resilience to extreme weather events of our managed properties. Emergency plan is formulated to ensure a quick response to minimise the potential loss under extreme weather events, actively conduct emergency drills, and improve safety emergency response capabilities. |
| | Long | Chronic | Increase in average temperature and frequency of extreme hot days | <ul style="list-style-type: none"> Increased capital expenditures for the implementation of mitigation measures required. As the frequency of power outage increased, the government implemented restrictions on energy usage which affected our daily operation. | <ul style="list-style-type: none"> The implementation of smart energy systems that optimise power use during peak heat periods can reduce electricity costs in the long run. | <ul style="list-style-type: none"> Emergency plan is formulated to ensure a quick response to minimise the potential loss under the climate event. |

SUSTAINABILITY REPORT

Metrics and Targets

Ying Li tracks and reports on our water withdrawal, waste generation, energy consumption, Scope 1, 2 and 3 greenhouse gas (“GHG”) emissions and their respective intensities at our Singapore and Chongqing offices as well as investment properties and sales properties that are under the Group’s direct operational control. For further information on our performance in managing our carbon footprint and other environmental indicators, please refer Appendix A: Sustainability Scorecard. Regarding the Group’s dedicated targets on carbon reduction, please refer Sustainability Targets section.

Moving forward in our sustainability journey, the Group will continue to explore more detailed procedures to ensure alignment with both the TCFD recommendations and SGX-ST’s phased approach guidelines.

GHG Emissions

The Group takes a proactive measure in contributing to PRC government’s goals of achieving carbon neutrality by 2060 and the Singapore Green Plan 2030. We have developed a comprehensive set of action plans that aim to promote green and low-carbon transformation while enhancing energy efficiency.

Recognising that GHG emissions are a primary driver of climate change, and a significant portion of our emissions arises from purchased electricity used in our managed properties. To address this, we integrate innovative design features, deploy energy-efficient technologies, and implement smart building management systems to optimise energy use and minimise emissions.

In line with our low-carbon strategy, the Group has completely transited its official vehicles to plug-in hybrid electric vehicles, prioritising pure electric mode for daily commuting and significantly reducing fuel consumption. By 2025, the vehicles achieved zero carbon emissions during operation, marking a concrete step forward in decarbonising our corporate transportation activities and providing solid support towards our carbon reduction targets.

IMIX PARK DAPING ENERGY TRANSFORMATION PROJECT

To enhance the energy efficiency, Ying Li IMIX Park Daping continued to advance its “Central Air-Conditioning Energy-saving Transformation” project in 2025. The introduction of the SmartEco intelligent energy control system has yielded significant results, saving approximately 65.66 tonnes of standard coal in electricity consumption, equivalent to reducing carbon dioxide emissions by approximately 163.66 tonnes. The project has resulted in energy cost savings of approximately RMB123,800 in 2025. Using this project as a benchmark, we are now scaling these successful practices across its broader portfolio of asset management initiatives, continuously contributing to the transition towards a low-carbon economy.

66 ↓
TONNES
standard coal

164 ↓
TONNES
carbon dioxide emission

Besides, IMIX Park Daping is actively planning to purchase green power in 2026, increasing its share of renewable energy and effectively reducing indirect carbon emissions associated with grid-supplied electricity, optimising electricity costs while supporting the overall energy conservation and emission reduction targets.

The Group remains committed to exploring energy-saving opportunities by leveraging cutting-edge technology, capitalising the huge development potential of the “carbon neutral” business, and realising the strategic transformation towards becoming a green and low-carbon company.

SUSTAINABILITY REPORT

Energy Usage

Recognising that energy consumption is a major source of the Group's GHG emissions, we strive to enhance energy management by implementing energy-saving measures and promoting sustainable practices among employees and tenants. To regulate energy use, properties under the Group's management adhere to the established Energy Management Policy (能源管理制度), ensuring efficient energy use based on operational needs.

Ying Li has adopted energy-saving measures in different operations to improve the energy efficiency:

Flexible Energy Use

IMIX Park JFB and IMIX Park Daping have developed the Power Restriction Plan in Summer (夏天限电计划方案) and Air-conditioning Energy Efficiency Plan in Winter (冬季空调节能计划), striving to minimise energy loss and optimise energy management.

Energy Efficient Design

We have integrated energy-efficient features into our building design, including proper insulation, ventilation with exhaust heat recycling, and recycled water systems for air conditioning to maximise heating, ventilation, and cooling efficiency. Smart lighting and LED luminaires are also installed to reduce unnecessary lighting.

Employee Education

Power-conserving signs are placed in prominent office spaces and public areas to encourage staff to save electricity. Our internal policy mandates lights and equipment to be turned off when not in use, and adopt energy-efficient appliances to replace low-efficiency, high-energy devices.

Tenant Education

We regularly update tenants on energy-saving tips through various channels, explaining the property's energy-efficient features and measures and offer technical advice on reducing consumption when needed.

Water Resources

Ying Li recognises the critical importance of water stewardship in sustainable operations. We are committed to the efficient use, conservation, and responsible management of water resources across our portfolio. We perform regular inspections of our drainage systems to ensure the effective functioning of drainage and sedimentation facilities, preventing soil erosion, sewage, and waste water from directly contaminating nearby rivers or water bodies.

At our managed properties and offices, water-efficient fittings and water meters have been installed to allow regular monitoring and ensure that all usage is tracked and reported. In case of any unusual variation or incidents, we ensure that the equipment can be fixed immediately to avoid unnecessary water consumption. Besides, water-conservation guidelines and slogans are posted in common areas to increase the awareness among employees, tenants, customers, and communities.

SUSTAINABILITY REPORT

Waste Management

The Group strictly complies with the *Law of the People's Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste* and other applicable environmental regulations. We are committed to minimising waste generation and maximising diversion from landfills through a comprehensive and responsible approach to waste management. All non-hazardous operational waste is segregated at source and collected by category. We work exclusively with qualified, licensed partners to ensure compliant, environmentally sound collection, recycling, or disposal of all waste streams.

Paper waste constitutes the largest portion of office waste in our operations. We extend the mindset of responsible procurement throughout our operations. For instance, all the office paper purchased is certified by the Forest Stewardship Council. We also encourage our staff to consider environmentally friendly options when purchasing other office supplies. Besides, our offices have introduced the use of online servers where all office documents and information can be accessed via laptops and electronic devices. However, where printing is required, our offices have put up posters to encourage our staff to use black and white printing, double-sided printing and recycled paper for internal documents printing wherever possible.

TREE PLANTING ACTIVITY

The Party Branch of Ying Li has partnered with the Party Branch of Hutou Village in Beibei District to jointly carry out tree-planting and ecological-restoration activities, while also engaging in dialogue to explore approaches to rural governance. As part of this initiative, 50 trees were planted, demonstrating our commitment to environmental stewardship and support for rural communities.



SUSTAINABILITY REPORT

OUR PEOPLE

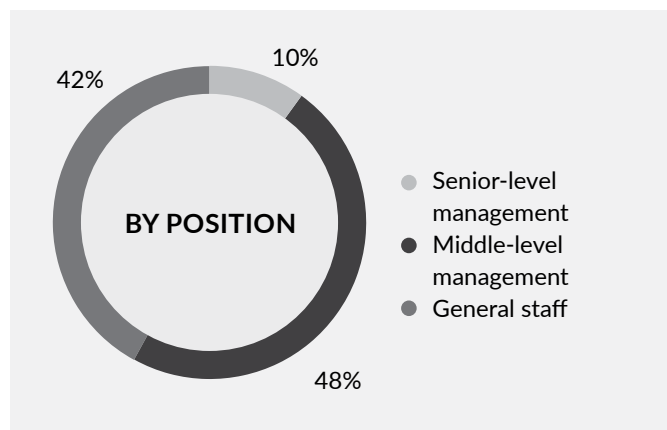
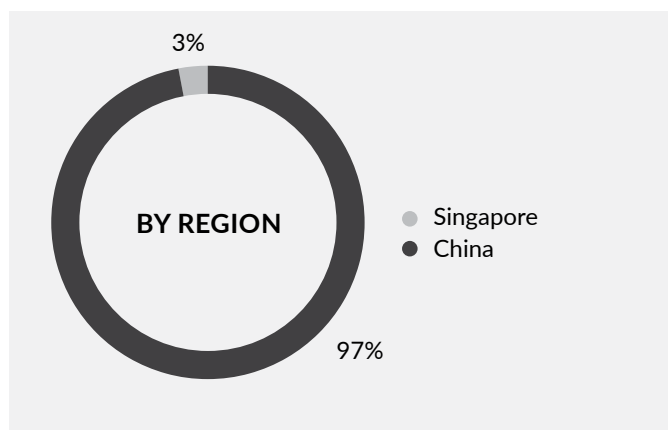
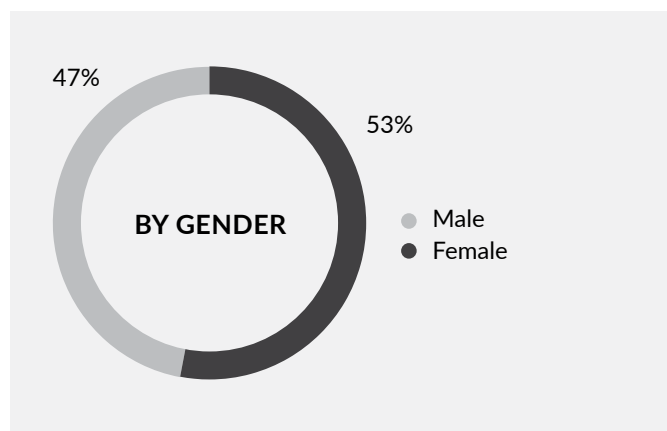
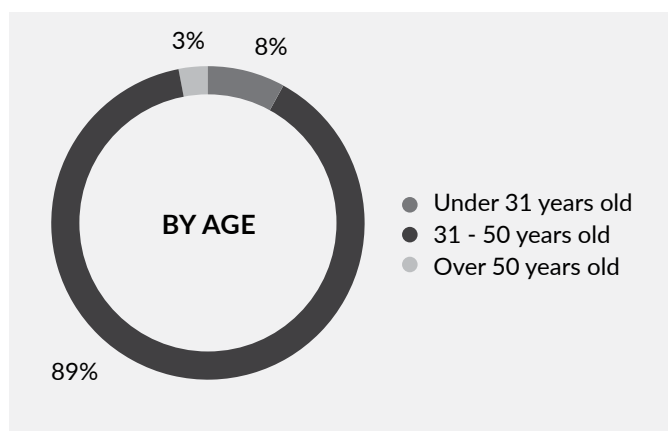
Compliance Employment

The Group understands the immense value and dedication of our employees, recognising that their talents and commitment are crucial to the success and growth of the business. Ying Li is firmly committed to upholding the highest standards of employment practices, strictly adhering to the *Labour Law of the PRC*, the *Labour Contract Law of the PRC*, and the *Employment Act of Singapore*, ensuring that our employees receive appropriate employment protection and benefits. We have formulated and continuously enhanced the Employee Handbook, outlining our commitment to being a responsible employer, guaranteeing a fair, inclusive, safe, and productive work environment.

Employment relationships are formalised through legally compliant contracts, and employees receive clear information on their rights and responsibilities via the Employee Handbook. Working hours, rest periods, and social insurance contributions are managed in full accordance with statutory requirements. Equal opportunity, dignity, and respect are foundational to our workplace culture, and we prohibit all forms of forced labour, child labour, discrimination, harassment, and unfair treatment.

During the Reporting Period, there were no confirmed cases of non-compliance in relation to labour standards that would have a significant impact on the Group.

As of 31 December 2025, the Group had a total of 102 employees, with a breakdown by gender, age, position and region as follows:



SUSTAINABILITY REPORT

Talent Recruitment and Retention

The Group places strong emphasis on attracting and retaining high-calibre talent through fair, transparent, and merit-based practices, and actively bolstering our talent pool through diverse recruitment channels, including social media, online job platforms, and campus recruitment. To ensure a standardised and fair recruitment process, we have implemented and refined the Recruitment Management Policy (招聘管理制度), ensuring our talent acquisition strategy is based on principles of fairness and transparency.

The Group is dedicated to implementing a fair promotion system, as detailed in the Employee Handbook, to recognise outstanding talent. A systematic and comprehensive evaluation process is employed whereby department heads and direct supervisors are tasked with assessing employee performance, providing feedback, and establishing goals. Career progression, compensation adjustments, and promotions are all linked to performance evaluation outcomes. We believe that a fair evaluation framework fosters excellence, retains valuable talent, and motivates continuous improvement, contributing to both organisational and individual growth.

100%

Employees were subjected to an annual performance appraisal during the Reporting Period

Employee Communication

Ying Li fosters a culture of open, transparent, and two-way communication to strengthen trust, engagement, and collaboration. We have established multiple formal and informal channels to ensure employees' voices are heard, valued, and acted upon, and a zero-tolerance policy towards retaliation is in place, ensuring employees feel safe to speak up without fear of adverse consequences. Key communication mechanisms include:

LABOUR UNION

Labour union is established to serve as a vital communication channel between the Group and employees, fostering open dialogue, addressing concerns, and safeguarding employees' legitimate rights and interests.

FORMAL FEEDBACK CHANNELS

The Employee Handbook clearly outlines procedures for employees to provide feedback, raise concerns, or file formal grievances.

DIRECT LEADERSHIP ACCESS

The "CEO Mailbox" provides a confidential and direct channel for employees to submit suggestions, concerns, or ideas to senior leadership, promoting transparency and responsiveness from the top.

PROACTIVE EMPLOYEE CARE

Human Resources Department will actively check-in with new hires to understand their onboarding experience, work adaptation, and well-being through timely one-on-one conversations.

LEADERSHIP ENGAGEMENT

We formalise regular face-to-face interactions between senior executives and frontline employees to encourage two-way communication and mutual understanding.

SUSTAINABILITY REPORT

Diversity and Inclusion

At Ying Li, we strongly believe in fostering a diverse and inclusive work environment that enables individuals from various backgrounds to collaborate effectively and thrive. We maintain a strict zero-tolerance policy towards any form of discrimination or harassment, including but not limited to factors such as age, race, marital and family status, religion, and disability. We are pleased to report that during the Reporting Period, we have achieved a balanced gender representation within our workforce, with a female-to-male ratio of 53:47.

We will not tolerate any scale or type of harassment and discrimination in our work environment. Regular training on anti-discrimination and harassment is provided for all employees. Besides, we have set up a formal grievance channel to allow employees to express their opinions and raise complaints or issues related to harassment, discrimination or vilification without worrying about retribution.

If any risks of non-compliance are identified, immediate actions will be taken to investigate and address issues with clear procedures, if needed, internal disciplinary actions or referral to relevant authorities will take place.

Employee Training and Development

Talent has been a significant pillar underpinning our success and propelling our sustainable development. The Group firmly believes that providing equal training opportunities to all employees will not only enhance their performance but also prepare them for future challenges and opportunities by equipping them with new skills. We have implemented the Employee Training Management Policy (公司培训管理制度), systematically reviewing and planning the training framework.

Ying Li places strong emphasis on leadership development and building a robust talent pipeline to support long-term organisational resilience. A tiered, multi-dimensional training framework tailored to employees at all levels:

- **New hires** receive structured onboarding programmes to accelerate integration;
- **Mid-level managers** participate in operational management excellence training;
- **Senior executives** engage in specialised leadership development initiatives;
- **All employees** take part in mandatory sessions on corporate culture, ethics, and compliance.

These programmes are delivered through a blended approach combining internal mentorship with external online courses. Continuous improvement is ensured through regular training effectiveness evaluations and periodic talent reviews, promoting the continuous development of our employees.

During the Reporting Period, the Group delivered a total of:



In alignment with our business development strategy, Ying Li has identified the following key training focus areas. To maximise learning impact, we employ a hybrid learning model that seamlessly integrates online and offline formats. This systematic, outcome-driven approach not only enhances individual career development but also strengthens organisational capability, providing a solid foundation for sustainable business success.

SUSTAINABILITY REPORT

01

ASSET & COMMERCIAL MANAGEMENT

Practical skills in asset value enhancement, leasing, and operations.

02

CROSS-FUNCTIONAL COLLABORATION

Practical skills on improving crossdepartment communication and process alignment.

03

TALENT PIPELINE DEVELOPMENT

Clear criteria for talent pool inclusion, followed by targeted and advancement training.

04

INTEGRITY & COMPLIANCE REINFORCEMENT

Role-specific risk awareness trainings using real-world examples of ethical breaches.

In 2025, 102 employees have completed an average of 31 hours of training.

Individuals Trained

102

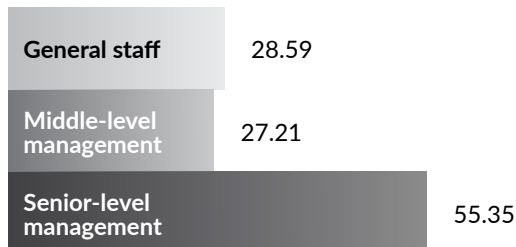
Total Training Hours

3,116

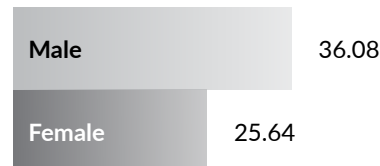
Average Training Hours

31

Average Training Hours by Position



Average Training Hours by Gender

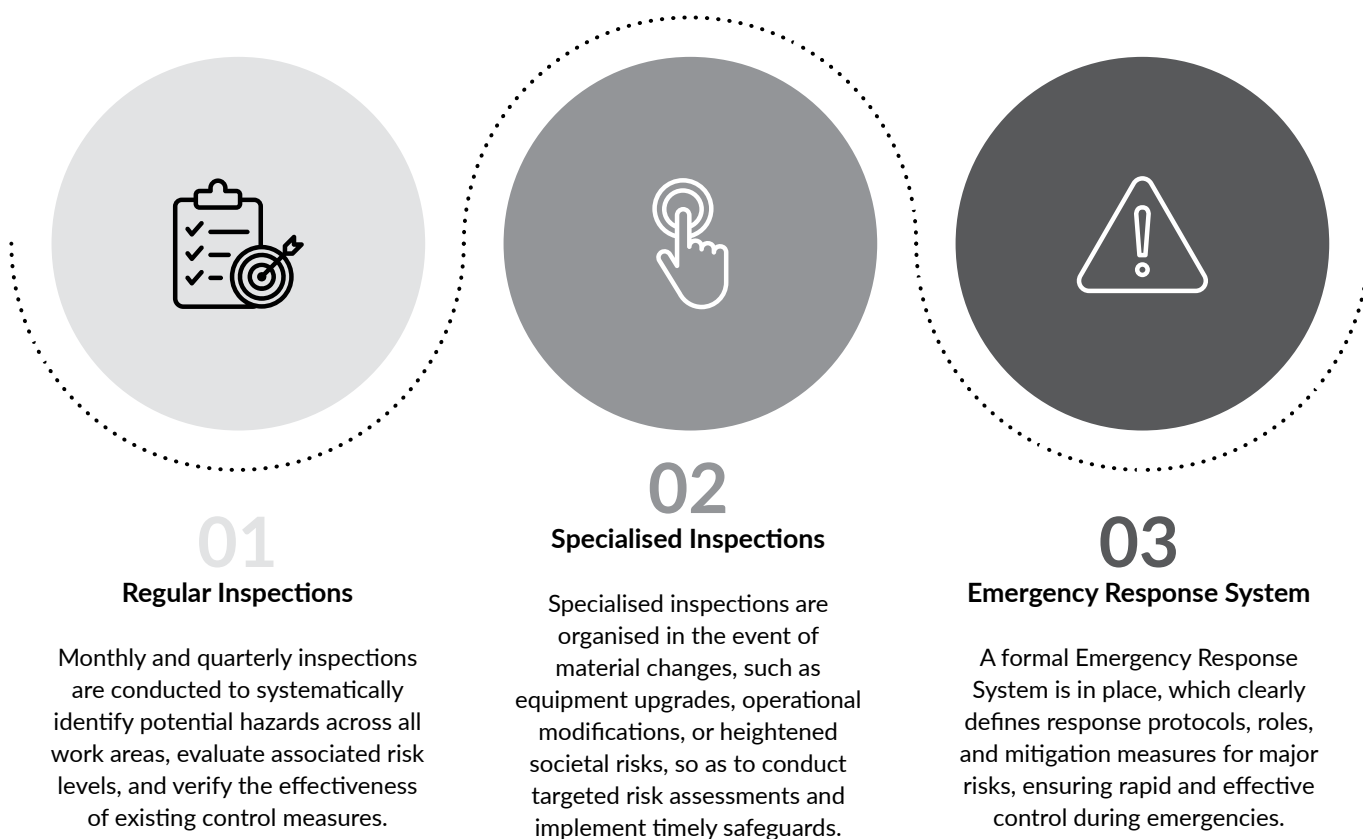


SUSTAINABILITY REPORT

Occupational Health and Safety

At Ying Li, health and safety of our staff is of paramount importance to our business operations. We maintain strict compliance with all relevant laws and regulations, including the Work Safety Law of the PRC and the Workplace Safety and Health Act of Singapore, ensuring a secure, stable, and safe working environment for all employees and contractors. To institutionalise this commitment, we have implemented a comprehensive Safety and Equipment Management Policy (公司安全生产管理制度) alongside Emergency Response System for Incidents (突发事件应急处理制度), forming a multi-tiered, dynamic mechanism that proactively identifies, assesses, and mitigates workplace hazards, enabling timely intervention and continuous improvement in safety performance. There were no major incidents or confirmed incidents of non-compliance with relevant laws or regulations in our operations during the Reporting Period.

Key components of our safety measures include:



The Group is committed to the highest safety standards in construction and renovation projects, aiming to eliminate fatalities and serious injuries. To extend our commitment towards contractors, we provide mandatory safety training and enforce strict safety management through our Engineering Management Policy (工程管理制度), outlining clear health and safety requirements. Designated teams will conduct regular monitoring and reporting to proactively address potential risks and prevent accidents regarding the construction work, including renovations and alterations.

To strengthen safety preparedness, the Group has delivered seasonal fire safety training during summer and winter to all employees, as well as organised relevant safety personnel to participate in hands-on emergency simulation training at the Chongqing Science and Technology Museum, covering fire, earthquake, and other natural disaster scenarios.

SUSTAINABILITY REPORT

WINTER FIRE SAFETY TRAINING

On 6 November 2025, during the national Fire Safety Awareness Month, Ying Li invited certified fire safety instructors to deliver a comprehensive fire safety training session for all employees. The training focused on common fire and electrical hazards in daily life and the workplace. Through a combination of real-life case studies, vivid incident analyses, and hands-on demonstrations, participants learned to identify risks, avoid dangerous practices, and apply practical fire prevention and emergency response techniques, significantly enhancing their ability to spot hazards, mitigate risks, and respond effectively in emergencies.



Employee Benefits and Wellness

The Group values employee welfare and well-being to create a positive and productive working environment. The Group has established a robust compensation and benefit mechanism to motivate employees while also recognising employee contributions. We regularly review and enhance our Company Compensation and Benefit Management Policy (公司薪酬福利管理制度) to ensure its effectiveness and to stay competitive with market standards.

Ying Li places great emphasis on meeting the needs of our female employees and fully complies with the relevant laws and regulations, such as the *Special Rules on the Labour Protection of Female Employees*. In accordance with the law, we offer maternity leave, maternity allowances, breastfeeding arrangements and various other benefits that enable them to achieve a better work-life balance while fulfilling their family responsibilities.

In addition, the Group is committed to creating an inclusive, open-minded, and compassionate workplace that supports our employees in times of need. We make continual efforts to enhance their well-being by fostering team unity through various activities, such as periodic employee gatherings during major festivals and birthday celebrations. We strive to promote work-life balance and improve both our employees' physical and mental health.

SUSTAINABILITY REPORT

OUR SUPPLY CHAIN

Supply Chain Management

Ying Li recognises that a responsible and resilient supply chain is integral to sustainable business success. To uphold high standards of integrity, transparency, and sustainability, we have established clear expectations for all partners through our Supplier Management Policy (供方管理制度) and Bidding and Procurement Management Policy (公司招标采购管理制度). To actively prevent anti-competitive and monopolistic practices, all procurement processes should prioritise open tendering to broaden the supplier pool. During bid evaluation, special attention is given to detecting and rigorously addressing collusive behaviours such as bid rigging and collusion. Any confirmed cases are immediately invalidated, and legal accountability measures are pursued without exception.

We are also actively embedding sustainability into our supply chain management by gradually incorporating ESG considerations into supplier selection, evaluation, and performance reviews, strengthening our suppliers' capacity to align with the Group's sustainability development and direction.

In line with our commitment to localised operations and regional synergy, Ying Li places strong emphasis on building local supply chains. This approach not only enhances supply chain resilience and operational efficiency but also actively contributes to the growth of local industries and economies. By prioritising local sourcing, we strengthen community ties and support sustainable regional development. In 2025, the Group collaborated with more than 150 suppliers who have made significant contributions to the Group.



In order to effectively identify supply chain risks while ensuring that all suppliers remain in compliance with the Group's policies, annual supplier reviews and evaluations are conducted, assessing aspects including product and service quality, coordination, business ethics, professionalism of key personnel, risk control mechanisms, and effective communication. At the same time, we value feedback from our suppliers as this provides candid two-way communication and continuous improvement to Ying Li in the long run.

>70%

Suppliers have undergone annual assessment

SUSTAINABILITY REPORT

OUR CUSTOMERS

Product and Service Quality

At Ying Li, we consistently prioritise the needs and expectations of our customers, striving to stay at the forefront of industry practices to uphold our commitment to delivering exceptional quality products and services to all our valued customers.

To ensure the product quality, we strictly comply with the *Construction Law of the PRC*, the *Product Quality Law of the PRC*, the *Construction Quality Assessment System of Singapore*, and other applicable laws and regulations. Furthermore, we employ the Engineering Management Policy (工程管理制度) to enhance our project quality and align with national and local standards.

To ensure effective quality control, we provide continuous supervision and assistance to the contractors throughout the projects. Our professional engineers from the Engineering Department conduct on-site inspections to identify any potential risks threatening the project quality and offer suggestions for possible remedial actions. In addition, we have established an early warning and processing mechanism to swiftly address and rectify any quality-related issues that may arise. Thorough assessments of various aspects, such as designs, construction, sales, and property management are also conducted to ensure product quality.

Customer Satisfaction

We attach great importance to customer satisfaction and are dedicated to continuously enhancing our service quality. To gain a better understanding of our customers' perspectives, we have implemented a monthly customer satisfaction survey, which enables us to gather valuable feedback and insights. In 2025, the Group's overall customer satisfaction reached an impressive 100%, showcasing our commitment to exceeding customer expectations.

100%

Overall customer satisfaction

To ensure that customer complaints are resolved promptly and appropriately, and to improve our service quality and customer satisfaction, we have established a comprehensive Customer Complaint Handling Mechanism. Our complaint handling process begins with prompt acknowledgement of the complaint and documentation of all relevant details. We then thoroughly investigate the issue, implement appropriate solutions, and maintain clear and timely communication with the customer throughout the process to ensure a satisfactory resolution. During the Reporting Period, a total of 54 complaints related to tenants' products and services are received, which were all addressed in accordance with our established procedures, reflecting our commitment to accountability, responsiveness, and continuous service improvement.

Responsible Marketing and Promotion

The Group has adhered to the philosophy of responsible marketing, and strictly complied with the requirements of laws and regulations such as the *Advertising Law of the PRC* and the *Singapore Code of Advertising Practice*. We have established the Compendium of Asset Sales Management Systems (资产销售管理制度汇编) which articulates a sound responsible marketing system. This system covers various aspects of sales management, including sales planning preparation, sales price management, and sales process management, ensuring that our marketing practices are transparent and compliant with industry standards. We take measures to prevent any fraudulent, misleading, or false information in our marketing materials or processes, which helps build trust with our consumers and safeguards their rights and interests.

During the Reporting Period, the Group did not receive any complaints or confirmed cases of non-compliance related to the marketing and promotional practices.

SUSTAINABILITY REPORT

Customer Privacy Protection

The Group highly values customer privacy security and data protection. We adhere strictly to the *Data Security Law of the PRC*, the *Personal Information Protection Law of the PRC*, the *Personal Data Protection Act of Singapore*, and other relevant laws and regulations. In reinforcing the protection of data and personal information privacy for the Group, our employees, and customers, Ying Li has developed the Measures for the Management of Company Confidential Information (公司保密信息管理办法), standardising the confidentiality management of the Group's materials and information.

We maintain strict controls over the collection, use, disclosure, and storage of customer information, designed to minimise the risk of unauthorised access or privacy breaches. Access to sensitive data requires explicit authorisation, and personnel with access to confidential information, including details related to business operations, employees, customers, suppliers, products, services, and potential transactions, are required to sign confidentiality agreements.

During the Reporting Period, there were no major information security incidents such as personal information leakage.

OUR COMMUNITY

Community Investment

Ying Li embraces its role as a responsible corporate citizen, actively contributing to community well-being, sustainable development, and environmental stewardship. We foster a culture of social responsibility by encouraging all employees to participate in charitable initiatives, educational support programmes, and environmental enhancement activities.

Through these efforts, the Group aims to create meaningful and lasting impact, improving lives and strengthening the communities in which we operate. In 2025, Ying Li organised 30 charitable activities, with employee volunteers contributing over 3,000 hours of service, reflecting our shared commitment to building a more inclusive and resilient society.

3,096
Total Volunteering
Hours

COMBINING BUSINESS AND CHARITY

IMIX Park Jiefangbei has actively embraced a “business + charity” operating model to enrich its community engagement. In March 2025, it hosted the “Charity through Sports - Community Table Tennis” event, promoting health and inclusivity. In May, it organised the “Caring for Stray Angels” charity sale & pet interaction event to support animal welfare. These initiatives have infused commercial spaces with emotional warmth, strengthening ties with the local community and demonstrating Ying Li's commitment to social responsibility.



SUSTAINABILITY REPORT

TAG CHARITY PROJECTS

IMIX Park Daping has been actively realising its social responsibility, while seeking innovative development and creating social value. It has introduced the “TAG charity projects” and actively participated in public welfare undertakings to give back to the society. In 2025, it has carried out 21 charity activities centred on themes including zero-waste city development, the legacy of the Lei Feng spirit, care for stray animals, support for children with autism, and ecological protection education.

Notable initiatives include:

- March: The “Caring for Stray Animals” event, which repurposed old clothing into 50 pet shelters and collected over 200 kilograms of cat food;
- April: Free health clinics offering pediatric care in honour of Lei Feng Day and cancer prevention screenings for the public;
- March–September: Four sessions of the “Mercury-Free Science Popularization in Community” programme, which earned an Honorary Certificate from the Yuzhong District Ecology and Environment Bureau for supporting zero-waste city goals and advancing the development of a “zero-waste mall”.

Throughout the period, we have also launched the “Shining Stars Program”, dedicated to raising awareness and providing support for individuals with autism. These efforts reflect IMIX Park Daping’s dedication to integrating compassion, sustainability, and community engagement into the heart of its operations—transforming commercial space into a platform for positive social impact.



SUSTAINABILITY REPORT

Boosting Rural Revitalisation

In response to national policies, the Group continues to facilitate rural revitalisation. With the focus on key areas and crucial aspects such as industry support, investment attraction, talent training, and consumer support, the collaboration aims to leverage the Group's strong industrial and financial capabilities to expand the scope of public-private partnership and create a new and sustainable model for rural revitalisation. In the future, the Group will focus on establishing a collaborative platform, innovating cooperation methods, and striving to create a multi-domain, multi-dimensional, multi-level, and open collaborative system to boost rural revitalisation.

FARMER-SUPPORT INITIATIVES

In 2025, Ying Li's IMIX Park project team launched the farmer-support initiative "Gathering Glimmer into Strength - The Glimmer Programme". Through market-based and sustainable approaches, the initiative supported rural industry revitalisation.

IMIX Park Jiefangbei helped establish the "Wuxi (Chongqing) Eagle Tea" Experience Centre, bringing the aroma of tea into the city. IMIX Park Daping held the "Farmer-Support Market" initiative, introducing Qianjiang's high-quality rice to thousands of households. By combining offline markets with online promotion, we expanded sales channels for premium agricultural products while sharing the stories behind them, empowering long-term development of rural brands.



SUSTAINABILITY REPORT

APPENDIX A: SUSTAINABILITY SCORECARD

ECONOMIC PERFORMANCE

| REVENUE | UNIT | 2024 | 2025 |
|---------|-------------|------|------|
| Revenue | RMB million | 200 | 200 |

GREEN DEVELOPMENT

| | | | |
|--|----------|-----|-----|
| Investment properties (since 1997) | No. | 8 | 8 |
| GFA of investment properties | '000 sqm | 324 | 324 |
| GFA of properties for sale | '000 sqm | 293 | 290 |
| GFA of properties for development | '000 sqm | 257 | 257 |
| Total GFA of all properties | '000 sqm | 874 | 871 |
| Regulatory incidents | No. | 0 | 0 |
| LEED-certified properties in our portfolio | % | 22 | 22 |

ENVIRONMENTAL PERFORMANCE

| EMISSIONS | UNIT | 2024 | 2025 |
|--|---------------------------------------|--------|--------|
| Scope 1 GHG Emissions ^{1,7} | tCO ₂ e | 0.32 | 0 |
| Scope 2 GHG Emissions ² | | 20,814 | 18,666 |
| Scope 3 GHG Emissions ^{3,4} | | 86 | 83 |
| Total GHG Emissions ⁵ | | 20,900 | 18,748 |
| Total GHG Emissions Intensity ⁶ | tCO ₂ e/'000m ² | 40.17 | 36.11 |
| Sulphur Oxides (SOx) Emissions ⁷ | kg | 0.002 | 0 |
| Nitrous Oxides (NOx) Emissions ⁷ | | 0.16 | 0 |
| Particulate Matter (PM) Emissions ⁷ | | 0.01 | 0 |

OTHER ENVIRONMENTAL ASPECTS

| | | | |
|---|------------------------------------|---------|---------|
| Electricity Consumption | MWh | 36,497 | 35,179 |
| Electricity Consumption Intensity ⁶ | MWh/'000m ² | 70.15 | 67.76 |
| Petrol Consumption ⁷ | L | 121 | 0 |
| Water Consumption ⁸ | m ³ | 102,083 | 90,775 |
| Water Consumption Intensity ⁶ | m ³ /'000m ² | 196.2 | 174.9 |
| Non-hazardous Waste Disposal ⁹ | t | 4,899 | 5,206 |
| Non-hazardous Waste Disposal Intensity ⁶ | t/'000m ² | 9.4 | 10.0 |
| Paper Consumption ¹⁰ | t | 0.5 | 2 |
| Energy Consumption | GJ | 131,393 | 126,644 |

SUSTAINABILITY REPORT

SOCIAL PERFORMANCE

| WORKFORCE | UNIT | 2024 | 2025 |
|--|---------|----------|---------|
| By location | | | |
| China | No. (%) | 118 (98) | 99 (97) |
| Singapore | | 3 (2) | 3 (3) |
| By gender | | | |
| Female | No. (%) | 67 (55) | 54 (53) |
| Male | | 54 (45) | 48 (47) |
| By age group | | | |
| Under 31 years old | No. (%) | 12 (10) | 8 (8) |
| 31 - 50 years old | | 103 (85) | 91 (89) |
| Over 50 years old | | 6 (5) | 3 (3) |
| By employment category | | | |
| Senior-level management | No. (%) | 15 (13) | 10 (10) |
| Middle-level management | | 67 (55) | 49 (48) |
| General staff | | 39 (32) | 43 (42) |
| TURNOVER RATE ¹¹ | | | |
| Overall turnover rate | % | 12 | 28 |
| By location | | | |
| China | % | 12 | 28 |
| Singapore | | 0 | 0 |
| By gender | | | |
| Female | % | 9 | 31 |
| Male | | 3 | 23 |
| By age group | | | |
| Under 31 years old | % | 5 | 25 |
| 31 - 50 years old | | 7 | 25 |
| Over 50 years old | | 0 | 100 |
| AVERAGE TRAINING HOURS PER EMPLOYEE | | | |
| By location | | | |
| China | Hours | 21 | 31 |
| Singapore | | 9 | 20 |
| By gender | | | |
| Female | Hours | 21 | 26 |
| Male | | 21 | 36 |
| By employment category | | | |
| Senior-level management | Hours | 12 | 55 |
| Middle-level management | | 18 | 27 |
| General staff | | 29 | 29 |

SUSTAINABILITY REPORT

| OCCUPATIONAL HEALTH AND SAFETY | | UNIT | 2024 | 2025 |
|--|-----------------------|------|---------|---------|
| Work-related fatalities ¹² | No. | | 0 | 0 |
| Rate of work-related fatalities | per 200,000 man-hours | | 0 | 0 |
| Work-related injuries | No. | | 1 | 0 |
| Lost days due to work-related injuries | Days | | 10 | 0 |
| PARENTAL LEAVE | | | | |
| Employees that were entitled to parental leave | No. | | 3 | 4 |
| Employees who took parental leave | No. (%) | | 3 (100) | 4 (100) |
| Employees that returned to work during the Reporting Period after parental leave | No. (%) | | 3 (100) | 4 (100) |
| Retention rate (Employees who ended their parental leave and still employed 12 months after their return to work) | % | | 100 | 100 |

Reporting Boundary:

Environmental performance data disclosed for 2025 includes the Group's offices, investment properties and completed properties for sale across China and Singapore. For the avoidance of doubt, all ESG data related to sold properties' occupants are not included in the Report.

Remarks:

- Scope 1 emissions included direct GHG emissions from the consumption of fuel. In 2025, Ying Li has completely transited all vehicles into hybrid electric vehicles, while utilising pure electric mode for daily commuting, hence achieving zero fuel consumption and resulting in zero scope 1 emission.
- Scope 2 emissions included indirect GHG emissions from purchased electricity. The latest emission factors were referenced from the National Average Grid Emission Factor in China 2023 issued by the Ministry of Ecology and Environment of the PRC and the Singapore Energy Statistics 2024 issued by the Energy Market Authority of the Singapore Government.
- Scope 3 emissions included indirect GHG emissions from water consumption, paper waste disposal and air travel.
- ICAO Carbon Emissions Calculator was used to calculate air travel emission included in scope 3 emissions.
- Carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O) were included in GHG calculations.
- All environmental intensities adopted total GFA of relevant properties as the denominator.
- In 2025, Ying Li has completely transited all vehicles into hybrid electric vehicles, while utilising pure electric mode for daily commuting, hence achieving zero fuel consumption and resulting in zero SO_x, NO_x, and PM emissions.
- There was no issue in sourcing water that fits for purpose during the Reporting Period.
- Non-hazardous waste mainly consists of general daily waste disposed from Ying Li IFC, International Plaza, and IMIX Parks.
- The increase in paper consumption is primarily due to the inclusion of paper usage data from IMIX Park JFB and IMIX Park Daping, which were newly captured during the Reporting Period to improve the completeness of disclosure.
- In 2025, the calculation of turnover rate by category has been updated to use the total employees by category as the denominator.
- Total number of work-related fatalities in 2023 was also 0.

SUSTAINABILITY REPORT

APPENDIX B: LIST OF POLICIES AND REGULATIONS

EMISSIONS

In order to protect and improve the environment, prevent pollution and other hazards to the public, safeguard public health, promote the development of ecological conservation, and promote sustainable economic and social development, China has enacted a large number of laws and regulations to protect environmental resources. Key laws and regulations applicable to the Group include the Environmental Protection Law of the PRC, Law of the PRC on Environmental Impact Assessment, Water Pollution Prevention and Control Law of the PRC, Marine Environment Protection Law of the PRC, Law of the PRC on the Prevention and Control of Environmental Pollution by Solid Waste, Law of the PRC on Prevention and Control of Environmental Noise Pollution and Atmospheric Pollution Prevention and Control Law of the PRC. These laws and regulations provide clear requirements on air and GHG emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. The Group shall comply with all the above laws and regulations, otherwise it may be subject to penalties, suspension of operations, and/or legal actions against the Group by regulatory authorities.

During the Reporting Period, there were no confirmed cases of non-compliance in relation to environmental protection that would have a significant impact on the Group.

EMPLOYMENT

The Labour Law of the PRC, Labour Contract Law of the PRC and the Employment Act of Singapore stipulate the legal obligations and responsibilities of employers to provide employment protection and benefits covering compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare. The Social Insurance Law of the PRC is formulated for the purpose of regulating the basic old-age insurance, basic medical insurance, work injury insurance, unemployment insurance, and maternity insurance, and also clarifies the legal responsibilities of the employers. The Regulation on the Management of Housing Provident Fund of the PRC is formulated for the purpose of maintaining the lawful rights and interests of housing provident fund owners. These laws and regulations provide relevant protection for the Group's employees and safeguard their lawful rights. The Group will continue to comply with all relevant employment laws and regulations to protect the Group's most valuable asset – employees.

During the Reporting Period, there were no confirmed cases of non-compliance in relation to the Group's employment practices that would have a significant impact on the Group.

HEALTH AND SAFETY

The Labour Law of the PRC and the Work Safety Law of the PRC commit to the protection of labour safety and production safety, and require manufacturing organisations and employers to provide a safe working environment and protect employees from occupational hazards. The Social Insurance Law of the PRC is formulated for the purpose of regulating the basic old-age insurance, basic medical insurance, work injury insurance, unemployment insurance, and maternity insurance, and also clarifies the legal liabilities of the employers. Compliance with these laws and regulations is the Group's top priority as workplace safety is of critical importance to each and every employee of the Group. As a socially responsible enterprise, the Group complies with the relevant health and safety laws to provide employees with a safe workplace and suitable insurance.

During the Reporting Period, there were no confirmed cases of non-compliance in relation to health and safety that would have a significant impact on the Group.

SUSTAINABILITY REPORT

LABOUR STANDARDS

The Labour Law of the PRC and the Employment Act of Singapore set out clear rules for preventing child labour and forced labour, and provide the legal responsibilities of employers who violate the relevant laws and regulations. Ying Li highly values human rights and aims to demonstrate its people-oriented corporate spirit through strictly complying with the relevant labour standards.

During the Reporting Period, there were no confirmed cases of non-compliance in relation to labour standards that would have a significant impact on the Group.

PRODUCT RESPONSIBILITY

The Law of the PRC on Product Quality is formulated with the aim of strengthening product quality monitoring, improving product quality, specifying product quality responsibility, safeguarding legal rights of customers, as well as protecting social and economic order. These laws and regulations provide clear requirements on health and safety matters and remedial methods relating to products and services provided. The Group complies with the relevant laws and regulations in relation to product responsibility to ensure that customers receive safe, reliable and private services. Ying Li provides adequate customer service for all of its residential and commercial properties users. Meanwhile, the Group strictly complies with the Advertising Law of the PRC and the Singapore Code of Advertising Practice in relation to advertising, labelling and privacy matters.

During the Reporting Period, there were no confirmed cases of non-compliance in relation to product responsibility that would have a significant impact on the Group.

ANTI-CORRUPTION

The Anti-Unfair Competition Law of the PRC and the Prevention of Corruption Act of Singapore set out clear rules on preventing bribery, extortion, fraud, and money laundering. These laws and regulations aim to maintain social integrity and fairness, prevent unfair competition, and protect the legal rights of service providers and customers. The Group firmly believes that misconduct such as corruption has significant negative impact to the business development. Therefore, the Group strictly complies with the relevant anti-corruption laws and regulations to maintain a good reputation and enhance its competitiveness.

During the Report Period, there were no confirmed cases of non-compliance in relation to corruption and anti-competitive practices that would have a significant impact on the Group, and no legal proceedings related to corruption were initiated or concluded against the Group or its employees.

SUSTAINABILITY REPORT

APPENDIX C: GRI CONTENT INDEX

This SR has been prepared in accordance with the GRI Standards. The following table provides cross-reference of the relevant chapter(s) within the SR and AR as well as any clarifications or reasons for omission.

| | |
|-----------------------------------|--|
| Statement of use | Ying Li has reported in accordance with the GRI Standards for the period from 1 January 2025 to 31 December 2025 |
| GRI 1 used | GRI 1: Foundation 2021 |
| Applicable GRI Sector Standard(s) | There is no GRI sector standards currently applicable to the Group |

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|--|--|---|---|
| General disclosures | | | |
| GRI 2: General Disclosures 2021 | 2-1 Organisational details | AR: Corporate Profile | A grey cell indicates that reasons for omission are not permitted for the disclosure or that a GRI Sector Standard reference number is not available. |
| | 2-2 Entities included in the organisation's sustainability reporting | AR: Corporate Profile | |
| | 2-3 Reporting period, frequency and contact point | SR: Reporting Scope | |
| | 2-4 Restatements of information | There is no restatement of information for the Reporting Period. | |
| | 2-5 External assurance | There is no external assurance for this year's sustainability report but Ying Li will consider seeking external assurance for future sustainability reports. | |
| | 2-6 Activities, value chain and other business relationships | SR: Our responsible business practice | |
| | 2-7 Employees | SR: Our people SR: Sustainability Scorecard | |
| | 2-8 Workers who are not employees | SR: Our people SR: Sustainability Scorecard | |
| | 2-9 Governance structure and composition | AR: Corporate Governance SR: Our Sustainable Governance None of the members of the highest governance body comes from any underrepresented social /group. | |
| | 2-10 Nomination and selection of the highest governance body | AR: Corporate Governance | |
| | 2-11 Chair of the highest governance body | AR: Corporate Governance SR: Our Sustainable Governance | |
| | 2-12 Role of the highest governance body in overseeing the management of impacts | AR: Corporate Governance SR: Our Sustainable Governance | |
| | 2-13 Delegation of responsibility for managing impacts | AR: Corporate Governance SR: Our Sustainable Governance | |

SUSTAINABILITY REPORT

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|-------------------------------|--|--|--|
| General disclosures | | | |
| | 2-14 Role of the highest governance body in sustainability reporting | AR: Corporate Governance SR: Our Sustainable Governance | |
| | 2-15 Conflicts of interest | AR: Corporate Governance | |
| | 2-16 Communication of critical concerns | AR: Corporate Governance SR: Stakeholder Engagement | |
| | 2-17 Collective knowledge of the highest governance body | AR: Corporate Governance | |
| | 2-18 Evaluation of the performance of the highest governance body | AR: Corporate Governance SR: Our Sustainable Governance | |
| | 2-19 Remuneration policies | AR: Corporate Governance SR: Our People There is no difference in retirement benefits between the senior management and other employees of the Group. | |
| | 2-20 Process to determine remuneration | AR: Corporate Governance SR: Our People The Group seeks the opinions of the employee representative assembly in the formulation of remuneration policy. | |
| | 2-21 Annual total compensation ratio | | Due to confidentiality, the Company only discloses salary-related information according to the prevailing regulations. |
| | 2-22 Statement on sustainable development strategy | SR: Sustainability Strategy | |
| | 2-23 Policy commitments | SR: Our Sustainable Governance SR: Our People Ying Li's ESG commitments are generally in line with relevant international initiatives including UN Guiding Principles on Business and Human Rights, OECD Guidelines for Multinational Enterprises, OECD Due Diligence Guidance for Responsible Business Conduct, and Principle 15 of the Rio Declaration on Environment and Development. | |

SUSTAINABILITY REPORT

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|--------------------------------------|--|--|--|
| General disclosures | | | |
| | 2-24 Embedding policy commitments | SR: Our Sustainable Governance SR: Our Responsible Business Practice SR: List of Policies and Regulations | |
| | 2-25 Processes to remediate negative impacts | SR: Our Environment SR: Our People SR: Our Supply Chain SR: Our Customers | |
| | 2-26 Mechanisms for seeking advice and raising concerns | SR: Our Responsible Business Practice SR: Our Sustainable Governance | |
| | 2-27 Compliance with laws and regulations | There were no fines or non-monetary sanctions for non-compliance during the Reporting Period. | |
| | 2-28 Membership associations | SR: Membership Associations | |
| | 2-29 Approach to stakeholder engagement | SR: Stakeholder Engagement | |
| | 2-30 Collective bargaining agreements | | There are no collective bargaining agreements. The Group and the individual employees sign a separate labour contract to stipulate the rights and obligations of both parties, and if there is a change in the policy related to the vital interests of the employee, it will also be communicated through the employee representative assembly. |
| Material topics | | | |
| GRI 3: Material Topics 2021 | 3-1 Process to determine material topics | SR: Our Materiality Approach | A grey cell indicates that reasons for omission are not permitted for the disclosure or that a GRI Sector Standard reference number is not available. |
| | 3-2 List of material topics | SR: Our Materiality Approach | |
| Anti-Corruption | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Anti-Corruption | |
| GRI 205: Anti-Corruption 2016 | 205-1 Operations assessed for risks related to corruption | SR: Anti-Corruption | |
| | 205-2 Communication and training about anti-corruption policies and procedures | SR: Anti-Corruption | |
| | 205-3 Confirmed incidents of corruption and actions taken | There were no confirmed cases of non-compliance in relation to corruption that would have a significant impact on the Group. | |

SUSTAINABILITY REPORT

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|--|--|--|---|
| Anti-Competitive behaviour | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Anti-Corruption | |
| GRI 206: Anti-Competitive Behaviour 2016 | 206-1 Legal actions for anti-competitive behaviour, anti-trust, and monopoly practices | There were no confirmed cases of non-compliance in relation to anti-competitive practices that would have a significant impact on the Group. | |
| Energy | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our Environment | |
| GRI 302: Energy 2016 | 302-1 Energy consumption within the organisation | SR: Sustainability Scorecard | |
| | 302-2 Energy consumption outside of the organisation | | All energy consumption data related to the activities of sold properties' occupants would be considered as energy consumption outside of the organisation in this regard. Nevertheless, such data is not available as it was not accessible by the Group. |
| | 302-3 Energy intensity | SR: Sustainability Scorecard | |
| | 302-4 Reduction of energy consumption | SR: Energy Usage | |
| | 302-5 Reductions in energy requirements of products and services | SR: Energy Usage | |
| Water and effluents | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our Environment | |
| GRI 303: Water and Effluents 2018 | 303-1 Interactions with water as a shared resource | SR: Water Resources | |
| | 303-2 Management of water discharge-related impacts | SR: Water Resources Our properties in China have followed GB 8978-1996 and equivalent standards | |
| | 303-3 Water withdrawal | All water consumed by our operations is obtained from municipal water supplies, who took the freshwater from above surface water bodies. | |
| | 303-4 Water discharge | All consumed water by our operations is discharged to municipal sewer. | The water discharge data is not metered during the Reporting Period as it is not a requirement by the government. |
| | 303-5 Water consumption | SR: Sustainability Scorecard | We will study water stress in the future; and water storage in our residential/commercial buildings would not cause significant water-related impacts. |

SUSTAINABILITY REPORT

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|-------------------------------|---|---|---|
| Emissions | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Sustainable Governance SR: Our Environment | |
| GRI 305: Emissions 2016 | 305-1 Direct (Scope 1) GHG emissions | SR: Sustainability Scorecard | Only CO ₂ , N ₂ O and CH ₄ were included in the calculations and there were no biogenic GHG emissions. GWP values from IPCC AR6 were adopted. |
| | 305-2 Energy indirect (Scope 2) GHG emissions | SR: Sustainability Scorecard | Grid emission factors were referenced from the National Average Grid Emission Factor in China 2022 issued by the Ministry of Ecology and Environment of the PRC and the Singapore Energy Statistics 2023 issued by the Energy Market Authority of the Singaporean Government. |
| | 305-3 Other indirect (Scope 3) GHG emissions | SR: Sustainability Scorecard | Scope 3 emissions included indirect GHG emissions from water consumption, paper waste disposal and air travel. |
| | 305-4 GHG emissions intensity | SR: Sustainability Scorecard | |
| | 305-5 Reduction of GHG emissions | SR: Our Environment SR: Sustainability Scorecard | |
| | 305-6 Emissions of ozone-depleting substances (ODS) | SR: Our Environment SR: Sustainability Scorecard | |
| | 305-7 Nitrogen oxides (NO _x), sulfur oxides (SO _x), and other significant air emissions | SR: Sustainability Scorecard | Emissions from POP, VOC and HAP are regarded as insignificant compared to emissions from PM, NO _x and SO _x . |
| Waste | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our Environment | |
| GRI 306: Waste 2020 | 306-1 Waste generation and significant waste-related impacts | SR: Waste Management | |
| | 306-2 Management of significant waste-related impacts | SR: Waste Management | |
| | 306-3 Waste generated | SR: Sustainability Scorecard | |

SUSTAINABILITY REPORT

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|--|--|--|--|
| | 306-4 Waste diverted from disposal | | The quantity of waste diverted from disposal is not recorded as it is not a requirement by the government. |
| | 306-5 Waste directed to disposal | | The amount of waste directed to disposal is not recorded as it is not a requirement by the government. |
| Supplier environmental assessment | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Supply Chain | |
| GRI 308: Supplier Environmental Assessment 2016 | 308-1 New suppliers that were screened using environmental criteria | SR: Our Supply Chain | |
| | 308-2 Negative environmental impacts in the supply chain and actions taken | There were no significant negative environmental impacts observed in Ying Li's supply chain. Ying Li monitors actively to ensure suppliers are in compliance with relevant laws and regulations. | |
| Employment | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our People | |
| GRI 401: Employment 2016 | 401-1 New employee hires and employee turnover | SR: Sustainability Scorecard | |
| | 401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees | The Group does not have any temporary or part-time employees during the Reporting Period. | |
| | 401-3 Parental leave | SR: Employee Benefits and Wellness SR: Sustainability Scorecard | |
| Occupational health and safety | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our People | |
| GRI 403: Occupational Health and Safety 2018 | 403-1 Occupational health and safety management system | SR: Occupational Health and Safety | |
| | 403-2 Hazard identification, risk assessment, and incident investigation | SR: Occupational Health and Safety | |
| | 403-3 Occupational health services | SR: Occupational Health and Safety | |
| | 403-4 Worker participation, consultation, and communication on occupational health and safety | SR: Occupational Health and Safety | |

SUSTAINABILITY REPORT

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|--|---|--|--|
| | 403-5 Worker training on occupational health and safety | SR: Occupational Health and Safety Training related to fire safety were organised during the Reporting Period to enhance the fire safety awareness of our employees. | |
| | 403-6 Promotion of worker health | SR: Occupational Health and Safety | |
| | 403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships | SR: Occupational Health and Safety | |
| | 403-8 Workers covered by an occupational health and safety management system | 100% of employees are covered by the Group's occupational health and safety management system. | |
| | 403-9 Work-related injuries | SR: Sustainability Scorecard | |
| | 403-10 Work-related ill health | SR: Sustainability Scorecard | |
| Training and education | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our People | |
| GRI 404: Training and Education 2016 | 404-1 Average hours of training per year per employee | SR: Sustainability Scorecard | |
| | 404-2 Programs for upgrading employee skills and transition assistance programs | SR: Employee Training and Development | |
| | 404-3 Percentage of employees receiving regular performance and career development reviews | SR: Talent Recruitment and Retention | |
| Diversity and equal opportunity | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our People | |
| GRI 405: Diversity and Equal Opportunity 2016 | 405-1 Diversity of governance bodies and employees | AR: Corporate Governance SR: Diversity and Inclusion SR: Sustainability Scorecard There were no ethnic minorities within our staff during the Reporting Period. | |
| | 405-2 Ratio of basic salary and remuneration of women to men | | Due to confidentiality, the Company only discloses salary-related information according to the prevailing regulations. |
| Non-discrimination | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our People | |
| GRI 406: Non-discrimination 2016 | 406-1 Incidents of discrimination and corrective actions taken | SR: Diversity and Inclusion There were no reported incidents related to discrimination during the Reporting Period. | |

SUSTAINABILITY REPORT

| GRI STANDARD/ OTHER SOURCE | DISCLOSURE | LOCATION | EXPLANATION /REASON FOR OMISSION |
|---|--|---|---|
| Local communities | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our Community | |
| GRI 413: Local Communities 2016 | 413-1 Operations with local community engagement, impact assessments, and development programs | SR: Community Investment | |
| | 413-2 Operations with significant actual and potential negative impacts on local communities | There were no significant negative impacts on local communities caused by Ying Li's business operations. | |
| Supplier social assessment | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our Supply Chain | |
| GRI 414: Supplier Social Assessment 2016 | 414-1 New suppliers that were screened using social criteria | SR: Supply Chain Management | |
| | 414-2 Negative social impacts in the supply chain and actions taken | There were no significant negative social impacts observed in Ying Li's supply chain. Ying Li monitors actively to ensure suppliers are in compliance with relevant laws and regulations. | |
| Marketing and labeling | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our Customers | |
| GRI 417: Marketing and Labeling 2016 | 417-1 Requirements for product and service information and labeling | SR: Responsible Marketing and Promotion | |
| | 417-2 Incidents of non-compliance concerning product and service information and labeling | During the Reporting Period, the Group did not receive any complaints or confirmed cases of non-compliance related to the product and service information and labeling. | |
| | 417-3 Incidents of non-compliance concerning marketing communications | During the Reporting Period, the Group did not receive any complaints or confirmed cases of non-compliance related to the marketing and promotional practices. | |
| Customer privacy | | | |
| GRI 3: Material Topics 2021 | 3-3 Management of material topics | SR: Our Sustainable Governance SR: Our Customers | |
| GRI 418: Customer Privacy 2016 | 418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data | SR: Customer Privacy Protection | There were no complaints related to the breach of customer privacy and loss of customer data during the Reporting Period. |