

CHINA YUANBANG PROPERTY HOLDINGS LIMITED
(Company Registration No.: 39247)
(Incorporated in Bermuda)

MINUTES OF INFORMATION SESSION OF THE COMPANY HELD ON 11 JUNE 2026

The board of directors (the “**Board**”) of China Yuanbang Property Holdings Ltd. (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to the Information Session of the Company held on Thursday, 11 June 2026, at 9.00 a.m. (the “**Information Session**”).

The Board would like to thank shareholders for their attendance at the Information Session. The minutes of the Information Session are set out at **Annex A**.

By Order of the Board
CHINA YUANBANG PROPERTY HOLDINGS LTD.

Lay Shi Wei
Independent Director
30 June 2026

CHINA YUANBANG PROPERTY HOLDINGS LIMITED
(Company Registration No.: 39247)
(Incorporated in Bermuda)
(the “**Company**”)

MINUTES OF INFORMATION SESSION

Date	:	Thursday, 11 June 2026
Time	:	9.00 a.m.
Place	:	22 Malacca St, #01-02 Royal Brothers Building, Singapore 048980
Present	:	<u>Directors</u> Mr Lay Shi Wei – Independent Director Mr Zhou Jiang Tao – Executive Director <u>Shareholders</u> As set out in the attendance records maintained by the Company
Chairman	:	Mr Lay Shi Wei (the “ Chairman ”)

INTRODUCTION

Mr Lay Shi Wei, the Independent Director of the Company, commenced the information session (the “**Information Session**” or the “**Meeting**”) in his capacity as Chairman of the Information Session. On behalf of the board of directors of the Company (the “**Board**”), the Chairman welcomed all shareholders and introduced the members of the Board to those present at the Meeting.

QUORUM

Having noted that the quorum was present, the Chairman called the Meeting to order.

NOTICE

Upon reaching the stipulated timing, the Notice convening the Meeting was taken as read.

PURPOSE OF THE INFORMATION SESSION

The Chairman informed shareholders that the purpose of the Information Session is to provide their shareholders with updates on the Company’s matters as set out in the Notice of Information Session dated 26 May 2026.

The Chairman highlighted that the information session was not a general meeting of shareholders. Accordingly, no resolutions would be tabled, and no voting would be conducted at this meeting. The Information Session was convened with the objective of enhancing transparency and engagement with their shareholders.

QUESTIONS FROM SHAREHOLDERS

The Chairman informed the shareholders that the Company had not received any questions from shareholders in advance of the Information Session as at the cut-off date and time of Wednesday, 3 June 2026 at 9.00 a.m. (Singapore time).

AGENDA OF THE INFORMATION SESSION

1. AGENDA 1: PRESENTATION OF THE FINANCIAL RESULTS FOR THE FINANCIAL YEARS ENDED 30 JUNE 2024 AND 30 JUNE 2025

The Chairman highlighted that for FY 2025, both revenue and gross profit decreased to RMB 43 million and RMB 16.9M million respectively. For FY 2024, the revenue was RMB 170.8 million. There was a recorded improvement in net loss of RMB 28.6 million in FY 2025 from RMB 145.7 million in FY 2024. The Company's earnings Per Share (EPS) is RMB -0.50 per share and NAV per share is RMB 3.95 per share.

It was explained that the revenue declined significantly due to the significant reduction in the number of units delivered. Additionally, the property market in the People's Republic of China (PRC) remains weak and the lower sales volume have impacted the Company's revenue turnover. The cost of sales has also reduced significantly. However, gross margin has improved due to cost controls measures implemented by the Company and the Company has also provided lower discounts in FY 2025 compared to FY 2024.

The administrative expenses have also been reduced to RMB 36.2 million in FY 2025. Selling expenses reduced due to lower business activities, while finance cost has also declined to RMB 6.7 million. However, other expenses have increased slightly.

The total equity on the balance sheet stands at RMB 274 million, representing a decrease compared with FY2024. Current assets decreased to RMB 1,517.7 million, while current liabilities also decreased to RMB 1,424.2 million. In addition, the Group had total borrowings of RMB 458.3 million.

In terms of cash flow, the Chairman reported a positive operating cash flow and positive investing cash flow of RMB 7 million and RMB 1 million respectively. In terms of financing cash flow due to the borrowings, the Company has spent RMB 5.7 million in FY 2025. Cash balance at FY 2025 stands at RMB 25.7 million.

The Chairman noted that the Group's key assets comprise properties held for sale of RMB 931.0 million and properties under development of RMB 257.7 million. The Group's real estate portfolio remains its core asset base.

The Chairman outlined some risks and challenges facing the Group, including the current weak property market in the PRC, along with loan repayment pressures from lenders. As a result of these challenges, trading of shares are currently suspended on the SGX, however, the management team is working on certain ongoing restructuring initiatives which will constantly be updated to shareholders, shared on the SGX.

2. AGENDA 2: THE COMPANY'S EXISTING STATE OF AFFAIRS, FUTURE PLANS, AND THE EFFORTS TAKEN AND/OR STEPS TAKEN TOWARDS THE RESUMPTION OF TRADING

The Chairman highlighted that the management team is working on restructuring the Company to derive as much liquidity as possible from the business. Once the Company stabilises operations and found new potential sources of revenue, it may submit a trading resumption proposal. In the meantime, the Group is actively managing its costs and assets and remains open to pursuing suitable opportunities to enhance its liquidity.

The Chairman added that the whole macro picture in terms of property market in China and GuangZhou remains weak and uncertain. Accordingly, management is continuing to take all appropriate measures to mitigate the challenges facing the Group and preserve its business.

The Chairman concluded the agenda by summarising the key points discussed. He highlighted that the Group's net loss for FY2025 had narrowed significantly compared with FY2024 and that operational improvements were reflected in its positive cash flows. However, due to the challenging macroeconomic environment, the Group continues to face financial and market pressures. The Chairman emphasised that the strategic restructuring exercise remains critical to the Company's efforts to achieve a resumption of trading in its shares.

3. AGENDA 3: TO CONSIDER ANY OTHER MATTERS

It was held that there were no further questions from the shareholders and the Information Session could move onto the Question-and-Answer session.

CONCLUSION

It was noted that shareholders were given the opportunity to raise questions during the course of the Information Session. As there were no questions raised, the Chairman thanked the shareholders for their attendance and continued support. There being no further business, the Information Session concluded at 9.10 a.m. (Singapore time).

**CONFIRMED AS A TRUE RECORDING OF THE
PROCEEDINGS OF THE MEETING**

**LAY SHI WEI
CHAIRMAN OF THE INFORMATION SESSION**