YING LI INTERNATIONAL REAL ESTATE LIMITED
(Incorporated in the Republic of Singapore)
(Company Registration Number: 199106356W)

UPDATE ON LITIGATION

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1. INTRODUCTION

The Board of Directors (the "**Board**") of Ying Li International Real Estate Limited (the "**Company**") refers to the following announcements released by the Company on:

(a) 3 February 2021 relating to the legal proceedings (the "**Legal Proceedings**") commenced by Mr Fang Ming (the "**Plaintiff**") in the Chongqing No. 5 Intermediate People's Court of the People's Republic of China (the "**First Instance Court**") against the following six (6) companies as defendants: (i) the Company's controlling shareholder, China Everbright Limited ("**CEL**"); (ii) the Company; and (iii) certain subsidiaries of the Company, namely, Chongqing Yingli Real Estate Development Co., Ltd., Chongqing San Ya Wan Aquatic Products Integrative Trading Market Development Co., Ltd., Chongqing Yingli Guangsheng Hardware Electrical Wholesale Centre Development Co., Ltd. and Chongqing Yingli Qipaifang Real Estate Development Co., Ltd. (collectively, the "**Subsidiaries**");

(b) 10 April 2023 on the first-instance judgment relating to the Legal Proceedings served by the First Instance Court on the Company and the Subsidiaries (the "**First-Instance Judgment**");

(c) 5 June 2023 relating to the appeal filed by CEL and the Plaintiff to the Chongqing Higher People's Court ("**Higher Court**") in respect of the First-Instance Judgment, and the Legal Proceedings entering into the second-instance legal proceedings stage; and

(d) 9 September 2024 on the second-instance judgment relating to the Legal Proceedings served by the Higher Court on the Company and the Subsidiaries, pursuant to which the Legal Proceedings were remanded to the First Instance Court for retrial (the "**Retrial Proceedings**").

2. UPDATE ON LEGAL PROCEEDINGS

2.1 The Board wishes to update the Company's shareholders on the status of the Retrial Proceedings as follows:

(a) on 19 August 2026, the First Instance Court served on the Company and the Subsidiaries the judgment relating to the Retrial Proceedings (the "**Retrial Judgment**");

(b) in the Retrial Judgment, the First Instance Court ruled, among others, that:

(i) CEL shall be required to, within 15 days from the effective date of the Retrial Judgment, make payment to Fang Ming of RMB 1,367,185,634.75 (being the balance of the total consideration in respect of the Sale (as defined in the

Company’s announcement dated 3 February 2021) which the First Instance Court found to be outstanding and payable to Fang Ming) together with damages for late payment (calculated on such amount at a rate of 5% per annum from 18 April 2019 until such outstanding consideration is fully paid); and

(ii) all other claims of Fang Ming have been dismissed, including Fang Ming's claim that the other defendants (which include the Company and the Subsidiaries) should bear joint and several liability with CEL.

2.2 As the Company and the Subsidiaries are not required to bear any liability under the Retrial Judgment, the Company is of the view that the Retrial Judgment will not have a material impact on the financial position of the Company.

3. FURTHER DEVELOPMENTS

The Board will make further announcement as and when there are material developments in relation to the Legal Proceedings.

4. CAUTIONARY STATEMENT

Shareholders and potential investors are reminded to exercise caution when dealing or trading in the shares of the Company and should consult their stockbrokers, bank managers, solicitors, accountants or other professional advisers if they are in doubt as to the actions that they should take.

By Order of the Board
Ying Li International Real Estate Limited

Ye Hailiang
Executive Director and Group Chief Executive Officer
24 August 2026