



Ying Li International Real Estate Limited

Annual General Meeting

30 April 2024 at 2:00 p.m.

**UNWAVERING
FORTITUDE**

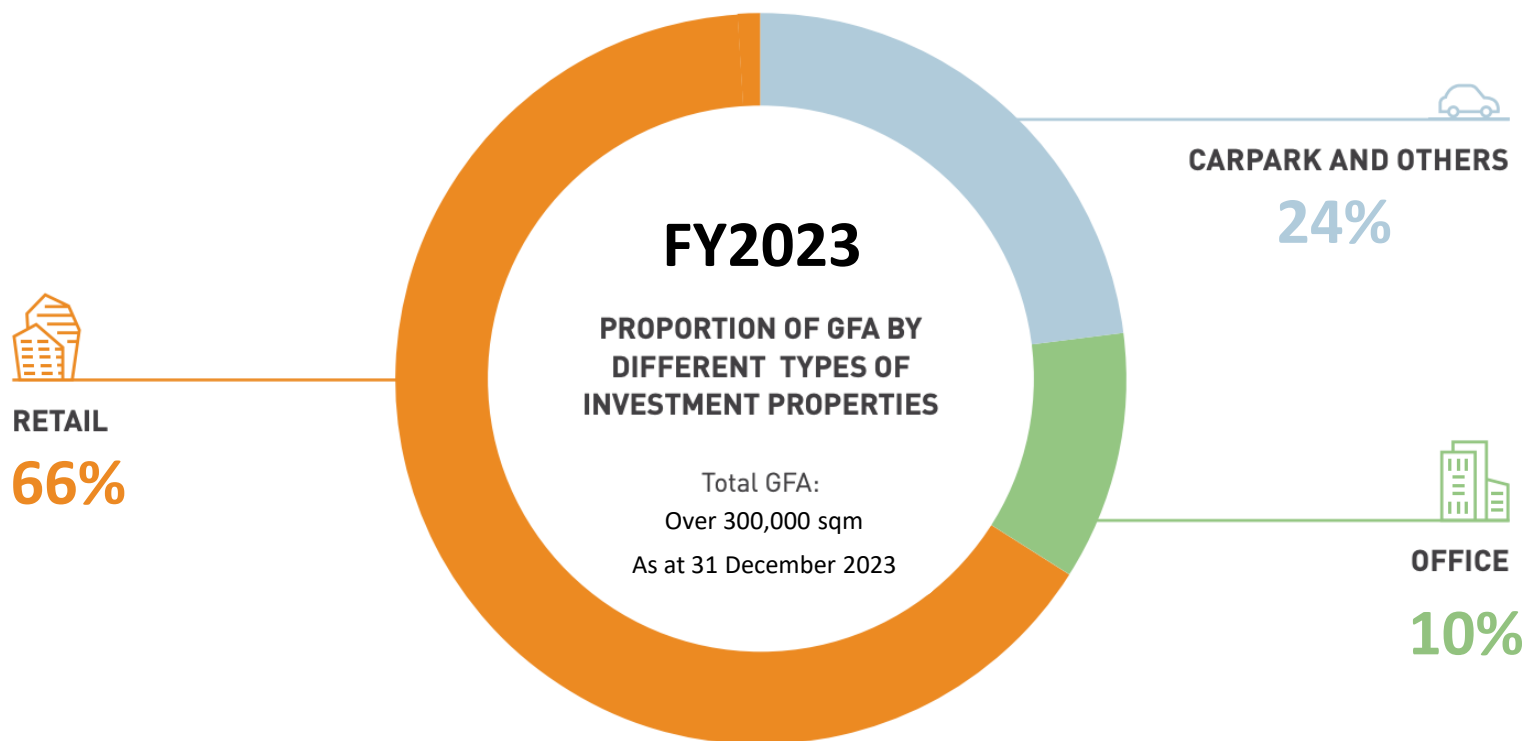
ANNUAL REPORT 2023

Operations Review

Valuation of the Group's investment properties as at 31 December 2023:

Approximately RMB 4.37 billion

(31 December 2022: Approximately RMB 4.09 billion)



Financial Review

RMB (million)	FY2023	FY2022	Change
Revenue	208.5	166.1	42.4
Sale of properties	17.4	0.9	16.5
Rental income	191.1	165.2	25.9
Gross Profit	140.1	118.6	21.5
Sale of properties	2.6	0.03	2.6
Rental income	137.5	118.6	18.9
Net Profit / (Loss) Attributable to Equity Holders of the Company	16.9	(341.2)	358.1

Overall, the Group reported a net profit attributable to equity holders of the Company of RMB 16.9 million in FY2023, **mainly due to fair value gain on investment properties, higher revenue generated, and lower expenses in FY2023.**

Balance Sheet Overview

Total Assets | RMB 6.06 billion (as at 31 December 2023)

RMB 6.13 billion (as at 31 December 2022)

Key Highlights

RMB (million)	FY2023	FY2022	change	% change
Investment properties	4,371.4	4,094.3	277.1	6.8
Financial assets, at FVPL	-	210.0	(210.0)	(100.0)
Development properties	951.6	964.6	(13.0)	(1.3)
Cash and cash equivalents	318.4	370.8	(52.4)	(14.1)

Total Liabilities | RMB 4.09 billion (as at 31 December 2023)

RMB 4.10 billion (as at 31 December 2022)

Key Highlights

RMB (million)	FY2023	FY2022	change	% change
Trade and other payables	406.2	428.8	(22.6)	(5.3)
Borrowings (current and non-current)	2,431.9	2,476.0	(44.1)	(1.8)

Net Assets | RMB 1.97 billion (as at 31 December 2023)

RMB 2.04 billion (as at 31 December 2022)



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Ordinary Resolutions

Annual General Meeting

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Resolution 1

To receive and adopt the Directors' Statement and the Audited Financial Statements of the Company for the financial year ended 31 December 2023 together with the Auditors' Report thereon.

Resolution 2

To re-elect Ms Wang Yun retiring pursuant to Article 90 of the Company's Constitution

Resolution 3

To re-elect Mr Ren Chao retiring pursuant to Article 90 of the Company's Constitution

Resolution 4

To re-elect Mr Loh Weng Seng Vincent retiring pursuant to Article 90 of the Company's Constitution

Resolution 5

To re-elect Mr Chen Guodong retiring pursuant to Article 106 of the Company's Constitution

Resolution 6

To approve the payment of Directors' fees of S\$300,000 for the financial year ending 31 December 2024, payable quarterly in arrears.

Resolution 7

To re-appoint Messrs CLA Global TS Public Accounting Corporation as the Auditors of the Company and to authorise the Directors to fix their remuneration.

Resolution 8

Share Issue Mandate



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THANK YOU!

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