英利国际
YINGLI INTL

YING LI INTERNATIONAL REAL ESTATE LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No. 199106356W)

AWARD OF COMMERCIAL OPERATIONS MANAGEMENT CONTRACT BY A WHOLLY-OWNED SUBSIDIARY

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1. INTRODUCTION

1.1 The Board of Directors (the “**Board**”) of Ying Li International Real Estate Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) is pleased to announce that its wholly-owned subsidiary, Chongqing Yingli Real Estate Development Co., Ltd. (重庆英利房地产开发有限公司) ("**YRE**"), has, following a competitive open public tender process, selected Chongqing Chongbai Technology Group Co., Ltd. (重庆重百科技集团股份有限公司) (the "**Contractor**") for the commercial operations management of the commercial podium (the “**Commercial Podium**”) of the property known as "**Future International**" (未来国际) in Chongqing, the People's Republic of China, with a winning bid amount of RMB 155,680,000, calculated on the basis of a benchmark aggregate operating revenue and aggregate net operating income over the term, which do not represent the actual management service fee payable. Such actual fee will be calculated according to the bid rate applied to actual operating results achieved.

1.2 The tender covers the commercial operations management of the Commercial Podium, comprising floors Basement 2 to Level 5 of Future International, with a gross floor area of approximately 47,380 square metres, for a term of 15 years and 3 months commencing 1 October 2026. The scope of services to be provided by the Contractor includes leasing agency services, comprising tenant solicitation, lease negotiations and tenant management; day-to-day commercial operations management; marketing and promotional activities; and management and supervision of renovation and upgrading works on behalf of YRE.

1.3 A letter of award dated 2 July 2026 (the “**Letter of Award**”) has been issued to the Contractor confirming its selection as the successful tenderer, and a formal commercial operations management agreement (the “**Agreement**”) is expected to be entered into between YRE and the Contractor approximately thirty (30) days from the date of the Letter of Award.

2. RATIONALE AND FINANCIAL EFFECTS

2.1 The tender relates to the Company’s proposal to appoint a property management service provider in anticipation of the impending expiration of the lease agreements of Future International’s key tenants, being New World Department Store (新世界百货), Huanledi (欢乐迪) and others, on 30 September 2026. In deciding to proceed with the tender, the Company’s management conducted an analysis focusing on key factors including enhancing future cash flow and value.

2.2 The award follows a competitive open public tender process administered by an independent tendering agency, Xiheng Engineering Consulting Group Co.,Ltd. (西恒工程咨询集团有限公司). Proposals were evaluated on the basis of service fees quoted, projected total net present value of net operating income, commercial track record and operational capability. YRE, as owner of

Future International, believes that the appointment of the Contractor will strengthen the commercial and operational performance of Future International and is in the long-term interest of the Group.

2.3 The Agreement is not expected to have a material impact on the consolidated net tangible assets per share of the Group for the current financial year ending 31 December 2026.

3. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or controlling shareholder(s) of the Company has any interest, direct or indirect, in the Letter of Award or with the Contractor, save through their respective shareholdings (if any) in the Company.

4. FURTHER ANNOUNCEMENTS

The Company will make subsequent announcements to update Shareholders when there are material updates as may be necessary or appropriate, including when the Agreement has been signed by the Contractor.

By Order of the Board
Ying Li International Real Estate Limited

Ye Hailiang
Executive Director and Acting Chief Executive Officer
2 July 2026