YING LI INTERNATIONAL REAL ESTATE LIMITED
(Company Registration No.: 199106356W)
(Incorporated in the Republic of Singapore)
(the "**Company**")

MINUTES OF EXTRAORDINARY GENERAL MEETING

PLACE	:	Training Room 4-3, 60 Cecil Street, ISCA House, Singapore 049709
DATE	:	Wednesday, 29 April 2026
TIME	:	2.35 p.m. (immediately following the conclusion of the Company's annual general meeting held on the same day at 2.00 p.m.)
PRESENT	:	Please refer to the attendance list maintained by the Company.
IN ATTENDANCE	:	Please refer to the attendance list maintained by the Company.
CHAIRMAN	:	Mr Pan Jianyun ("**Mr Pan**")
CHAIRMAN OF MEETING	:	Mr Chia Seng Hee, Jack ("**Mr Jack Chia**")

*Unless otherwise defined herein or the context otherwise requires, all capitalised terms used herein shall have the same meanings ascribed to them in the Circular to shareholders of the Company dated 14 April 2026 in relation to the proposed extension of loan agreements for the following amounts as Interested Person Transactions: (1) the Amended USD-May Loan Facility of US$45,642,232.30 with a final maturity date extended from 9 May 2026 to 9 May 2029, (2) the Amended USD-October Loan Facility of US$15,047,495.56 with a final maturity date extended from 5 October 2026 to 5 October 2029 and (3) the Amended SGD Loan Facility of up to S$18,054,555.56 with a final maturity date extended from 15 July 2026 to 15 July 2029 ("**Circular**").*

INTRODUCTION & QUORUM

As the proceedings of the Extraordinary General Meeting ("**EGM**" or "**Meeting**") were conducted in English, Mr Jack Chia, the Lead Independent Director of the Company, informed shareholders of the Company ("**Shareholders**") that he had been appointed as the Chairman of the Meeting.

As a quorum was present, Mr Jack Chia, the Chairman of the Meeting of the Company, declared the EGM open.

The Chairman of the Meeting reminded the Shareholders to turn off their mobile phones and electronic devices or switch them to "silent" mode, so that there would not be any interruption during the proceedings.

NOTICE

The Notice of EGM dated 14 April 2026 ("**Notice**") and the Circular were circulated to Shareholders, and the Notice was taken as read.

VOTING BY WAY OF POLL

All resolutions at this Meeting would be voted by way of poll which also complied with the requirement of the listing manual of Singapore Exchange Securities Trading Limited ("**SGX-ST**") ("**SGX-ST Listing Manual**") that all listed companies would have to conduct voting by poll for all general meetings.

It was noted that the Chairman of the Meeting had been appointed as a proxy by some Shareholders and would be voting in accordance with their instructions. Observers were not permitted to participate or vote at meetings and were therefore, not permitted to ask questions or propose any motion that came before the Meeting. The Chairman of the Meeting further directed the poll on each motion to be taken after all the motions had been formally proposed.

It was further noted that Shareholders were able to cast their votes for each resolution by scanning the QR code handed to them during the registration process using the mobile phone.

B.A.C.S. Private Limited and CACS Corporate Advisory Pte. Ltd. had been appointed as Polling Agent and Scrutineer respectively. A representative from the poll voting services provider, Big Bang Design Pte. Ltd., explained the poll voting procedures.

In accordance with the requirements under Rule 919 of the Listing Manual and as set out in the Notes to Ordinary Resolutions 1, 2 and 3 in the Notice of EGM, Everbright Hero Limited ("**EHL**"), State Alpha Limited ("**SAL**") and China Everbright Limited ("**CEL**") as well as CEL's associates, including China Everbright Finance Limited ("**CEFL**"), are required to abstain from voting on Ordinary Resolutions 1, 2 and 3.

EHL and SAL had abstained from voting on Ordinary Resolutions 1, 2 and 3, and their shareholdings are as follows:

(i) Everbright Hero Limited: 381,000,000 ordinary shares
(ii) State Alpha Limited: 1,461,011,837 ordinary shares

CEL is deemed interested in the shares held by EHL and SAL, and does not have any direct interest in the shares of the capital of the Company. For the avoidance of doubt, CEL's associate, CEFL, does not hold any voting rights in the Company (whether directly or indirectly).

It was highlighted that the passing of any of Ordinary Resolution 1, 2 and 3 was not conditional upon the passing of the others.

QUESTIONS & ANSWERS

It was noted that as at the stipulated deadline for submission of questions ahead of the EGM set out in the Notice of EGM (i.e. 3.00 p.m. on 22 April 2026), the Company did not receive any questions from Shareholders.

After addressing questions from a Shareholder at the EGM which were substantial and relevant to the resolutions to be tabled for approval at the EGM, the Chairman of the Meeting then proceeded with the agenda of the EGM. The Summary of Q&A at the EGM is attached to these minutes as **Appendix A**.

ORDINARY RESOLUTION 1
- APPROVAL OF THE AMENDED USD-MAY LOAN FACILITY AS AN INTERESTED PERSON TRANSACTION UNDER CHAPTER 9 OF THE LISTING MANUAL OF THE SGX-ST

Ordinary Resolution 1 was to seek Shareholders' approval for the Amended USD-May Loan Facility as an interested person transaction ("**IPT**") under Chapter 9 of the SGX-ST Listing Manual.

The Meeting noted the full text of the resolution was set out under Ordinary Resolution 1 in the Notice of EGM and that the details of the approval of the Amended USD-May Loan Facility as an IPT were set out in the Circular.

The motion for Ordinary Resolution 1 was proposed by the Chairman of the Meeting.

The Chairman of the Meeting proceeded to put the motion to vote by way of electronic polling for Ordinary Resolution 1 and announced the results of the poll as follows:

	Votes	**Percentage (%)**
No. of shares for	43,807,488	98.70
No. of shares against	575,000	1.30

Based on the results of the poll, the Chairman of the Meeting declared Ordinary Resolution 1 duly carried and:

"IT WAS RESOLVED THAT:

(a) The execution, delivery and performance of the USD-May Third Supplemental Deed between the Company and CEFL and the transactions contemplated under the USD-May Third Supplemental Deed, including but not limited to the grant of the Amended USD-May Loan Facility by CEFL to the Company, as an interested person transaction under Chapter 9 of the Listing Manual of the SGX-ST, details of which have been set out in the Circular, are hereby approved, confirmed, adopted and ratified; and

(b) any Director be and is hereby authorised to complete and to do all acts and things as he/she may consider desirable, necessary or expedient to give effect to this Resolution 1, including without limitation, executing all such documents and to approve any amendments, alterations or modification to any documents as he/she may think fit and in the interests of the Company."

ORDINARY RESOLUTION 2
- APPROVAL OF THE AMENDED USD-OCTOBER LOAN FACILITY AS AN INTERESTED PERSON TRANSACTION UNDER CHAPTER 9 OF THE LISTING MANUAL OF THE SGX-ST

Ordinary Resolution 2 was to seek Shareholders' approval for the Amended USD-October Loan Facility as an IPT under Chapter 9 of the SGX-ST Listing Manual.

The Meeting noted the full text of the resolution was set out under Ordinary Resolution 2 in the Notice and that the details of the approval of the Amended USD-October Loan Facility as an IPT were set out in the Circular.

The motion for Ordinary Resolution 2 was proposed by the Chairman of the Meeting.

The Chairman of the Meeting proceeded to put the motion to vote by way of electronic polling for Ordinary Resolution 2 and announced the results of the poll as follows:

	Votes	**Percentage (%)**
No. of shares for	43,827,488	98.71
No. of shares against	575,000	1.29

Based on the results of the poll, the Chairman of the Meeting declared Ordinary Resolution 2 duly carried and:

"IT WAS RESOLVED THAT:

(a) the execution, delivery and performance of the USD-October Third Supplemental Deed between the Company and CEFL and the transactions contemplated under the USD-October Third Supplemental Deed, including but not limited to the grant of the Amended USD-October Loan Facility by CEFL to the Company, as an interested person transaction under Chapter 9 of the Listing Manual of the SGX-ST, details of which have been set out in the Circular, are hereby approved, confirmed, adopted and ratified; and

(b) any Director be and is hereby authorised to complete and to do all acts and things as he/she may consider desirable, necessary or expedient to give effect to this Resolution 2, including without limitation, executing all such documents and to approve any amendments, alterations or modification to any documents as he/she may think fit and in the interests of the Company."

ORDINARY RESOLUTION 3
- APPROVAL OF THE AMENDED SGD LOAN FACILITY AS AN INTERESTED PERSON TRANSACTION UNDER CHAPTER 9 OF THE LISTING MANUAL OF THE SGX-ST

Ordinary Resolution 3 was to seek Shareholders' approval for the Amended SGD Loan Facility as an IPT under Chapter 9 of the SGX-ST Listing Manual.

The Meeting noted the full text of the resolution was set out under Ordinary Resolution 3 in the Notice and that the details of the approval of the Amended SGD Loan Facility as an IPT were set out in the Circular.

The motion for Ordinary Resolution 3 was proposed by the Chairman of the Meeting.

The Chairman of the Meeting proceeded to put the motion to vote by way of electronic polling for Ordinary Resolution 3 and announced the results of the poll as follows:

	Votes	**Percentage (%)**
No. of shares for	43,827,488	98.71
No. of shares against	575,000	1.29

Based on the results of the poll, the Chairman of the Meeting declared Ordinary Resolution 3 duly carried and:

"IT WAS RESOLVED THAT:

(a) the execution, delivery and performance of the SGD Third Supplemental Deed between the Company and CEFL and the transactions contemplated under the SGD Third Supplemental Deed, including but not limited to the grant of the Amended SGD Loan Facility by CEFL to the Company, as an interested person transaction under Chapter 9 of the Listing Manual of the SGX-ST, details of which have been set out in the Circular, are hereby approved, confirmed, adopted and ratified;

(b) and any Director be and is hereby authorised to complete and to do all acts and things as he/she may consider desirable, necessary or expedient to give effect to this Resolution 3, including without limitation, executing all such documents and to approve any amendments, alterations or modification to any documents as he/she may think fit and in the interests of the Company."

CONCLUSION

There being no other business to transact, the Chairman of the Meeting declared the EGM of the Company closed at 2.45 p.m.

Confirmed as a True Record of the Proceedings Held

Chia Seng Hee, Jack
Chairman of the Meeting

Appendix A

YING LI INTERNATIONAL REAL ESTATE LIMITED
(the "**Company**", together with its subsidiaries, the "**Group**")
(Incorporated in Singapore)
(Company Registration No: 199106356W)

EXTRAORDINARY GENERAL MEETING HELD ON 29 APRIL 2026
- SUMMARY OF QUESTION AND ANSWER

All capitalised terms not otherwise defined herein shall have the same meanings ascribed thereto in the Circular to shareholders of the Company dated 14 April 2026 in relation to the proposed extension of loan agreements for the following amounts as Interested Person Transactions: (1) the Amended USD-May Loan Facility of US$45,642,232.30 with a final maturity date extended from 9 May 2026 to 9 May 2029, (2) the Amended USD-October Loan Facility of US$15,047,495.56 with a final maturity date extended from 5 October 2026 to 5 October 2029 and (3) the Amended SGD Loan Facility of up to S$18,054,555.56 with a final maturity date extended from 15 July 2026 to 15 July 2029.

Question: Shareholder	Please confirm whether the proposed transactions relate to the postponement or extension of the loan facilities for a further five (5) years. Please also confirm my understanding that, on the assumption that the loan is repaid at the end of the five (5) years' period upon maturity and the USD has depreciated against the RMB, the Group would benefit from the proposed transactions.
Answer: Kooi Wei Boon (Group Chief Financial Officer)	The proposed transactions involve extending the maturity dates of the existing loan facilities for three (3) years, rather than five (5) years. Specifically, the Amended USD-May Loan Facility would be extended from 9 May 2026 to 9 May 2029, the Amended USD-October Loan Facility would be extended from 5 October 2026 to 5 October 2029, and the Amended SGD Loan Facility would be extended from 15 July 2026 to 15 July 2029. In the event that the USD depreciates against RMB at the time of repayment, the Group would benefit from a lower RMB-equivalent repayment amount.