

A stylized illustration of a cityscape. On the left, a tall, dark, curved skyscraper with a glass facade stands prominently. To its right, a smaller, more traditional skyscraper with a tiered top is visible. The background features various colored shapes representing buildings and hills in shades of blue, green, and orange. In the foreground, a white cable-stayed bridge structure is partially visible. The sky is light blue with some white birds flying.

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英利国际
YING LI INTL

Ying Li International Real Estate Limited

Annual General Meeting

27 April 2022 at 9:30 a.m.

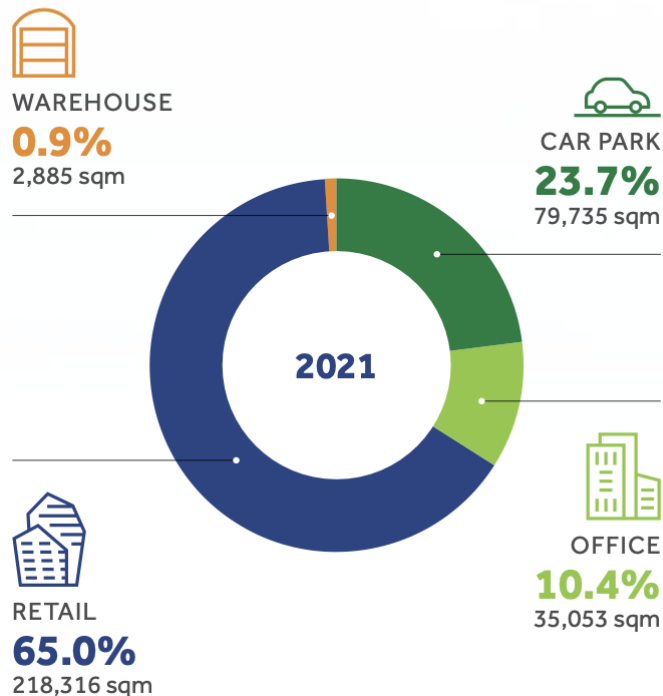
Operations Review

Developing a cross-border property investment and asset management platform

Fair value of the Group's investment properties as at 31 December 2021:
Approximately RMB 4.10 billion

PROPORTION OF GFA BY DIFFERENT TYPES OF INVESTMENT PROPERTIES

Total Gross Floor Area ("GFA"): 335,989 square metres ("sqm") (as at 31 December 2021)



Financial Review

RMB (million)	FY2021	FY2020
Revenue	228.8	231.0
Sale of properties	33.6	64.0
Rental income	195.2	167.0
Gross Profit	158.1	138.3
Sale of properties	11.7	17.7
Rental income	146.4	120.6
Loss Attributable to Equity Holders of the Company	(254.1)	(187.8)

Overall, the Group reported a net loss attributable to the equity holders of the Company of RMB254.1 million in FY2021, mainly **due to the fair value loss of financial asset, at fair value through profit or loss (“FVPL”) and finance expenses recognised in FY2021.**

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Balance Sheet Overview

Total Assets | RMB 6.84 billion (as at 31 December 2021) RMB 7.23 billion (as at 31 December 2020)

Key Highlights

RMB (million)	FY2021	FY2020	change	% change
Investment properties	4,102.4	4,128.5	(26.1)	(0.6)
Financial assets, at FVPL	621.8	769.8	(148.0)	(19.2)
Development properties	1,037.0	1,055.8	(18.8)	(1.8)
Cash and cash equivalents	567.9	757.8	(189.9)	(25.1)

Total Liabilities | RMB 4.74 billion (as at 31 December 2021) RMB 4.62 billion (as at 31 December 2020)

Key Highlights

RMB (million)	FY2021	FY2020	change	% change
Trade and other payables	1,197.6	875.4	322.2	36.8
Borrowings (current and non-current)	2,489.3	2,650.8	(161.5)	(6.1)

Net Assets Attributable to equity holders | RMB 2.10 billion (as at 31 December 2021) RMB 2.61 billion (as at 31 December 2020)

A stylized illustration of a cityscape. On the left is a tall, dark, curved skyscraper. In the center is a smaller, classical-style building with a green top. On the right is a modern cable-stayed bridge. The background features various colored shapes representing hills and buildings in shades of green, orange, and blue. White birds are scattered across the scene.

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THANK YOU!

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