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光大控股
EVERBRIGHT LIMITED

中國光大控股有限公司
CHINA EVERBRIGHT LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 165)

ANNOUNCEMENT OF UNAUDITED FINANCIAL RESULTS OF YING LI INTERNATIONAL REAL ESTATE LIMITED FOR THE SIX MONTHS AND TWELVE MONTHS ENDED 31 DECEMBER 2025

This announcement is made by China Everbright Limited (the "**Company**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Ying Li International Real Estate Limited ("**Ying Li**"), a subsidiary of the Company whose shares are listed on the Mainboard of Singapore Exchange Securities Trading Limited ("**SGX-ST**"), has announced on 27 February 2026 the unaudited financial results of Ying Li and its subsidiaries (the "**Ying Li Group**") for the six months and twelve months ended 31 December 2025.

The summary of the unaudited financial results of the Ying Li Group for the six months and twelve months ended 31 December 2025 together with the comparative figures of the previous corresponding financial periods are provided below:

Summary of the unaudited financial results of the Ying Li Group for the six months and twelve months ended 31 December 2025				
	July to December 2025	July to December 2024	**January to December 2025**	January to December 2024
	RMB('000)	RMB('000)	**RMB('000)**	RMB('000)
Revenue	**94,202**	96,691	**200,327**	200,096
Cost of sales	**(33,278)**	(32,839)	**(72,213)**	(64,165)
Gross profit	**60,924**	63,852	**128,114**	135,931
Other income	**3,595**	2,298	**5,820**	5,960
Other (losses)/gains - net				
- Fair value losses on investment properties	**(11,960)**	(33,000)	**(11,960)**	(33,000)
- Others	**115,866**	18,953	**133,583**	(32,488)
Marketing expenses	**(6,555)**	(7,467)	**(12,687)**	(14,708)
Administrative expenses	**(40,693)**	(44,802)	**(88,685)**	(82,371)
Finance expenses	**(67,393)**	(68,776)	**(135,789)**	(147,843)
Profit/(loss) before income tax	**53,784**	(68,942)	**18,396**	(168,519)
Income tax credit/(expense)	**40,644**	(9,886)	**(11,967)**	(9,886)

Summary of the unaudited financial results of the Ying Li Group for the six months and twelve months ended 31 December 2025				
	July to December 2025	July to December 2024	**January to December 2025**	January to December 2024
	RMB('000)	RMB('000)	**RMB('000)**	RMB('000)
Net profit/(loss) for the financial period/year	**94,428**	(78,828)	**6,429**	(178,405)
Other comprehensive income/(loss)				
Item that may be reclassified to profit or loss in subsequent period (net of tax)				
Currency translation differences arising from consolidation, net	**37,566**	(41,234)	**(8,430)**	(8,307)
Total comprehensive income/(loss) for the period/year	**131,994**	(120,062)	**(2,001)**	(186,712)
Net profit/(loss) attributable to:				
Equity holders of the company	**94,659**	(78,770)	**6,444**	(178,466)
Non-controlling interests	**(231)**	(58)	**(15)**	61
Total comprehensive income/(loss) attributable to:				
Equity holders of the company	**132,225**	(120,004)	**(1,986)**	(186,773)
Non-controlling interests	**(231)**	(58)	**(15)**	61

Remark: *Details of the unaudited financial results of the Ying Li Group for the six months and twelve months ended 31 December 2025 are accessible on the website of SGX-ST (http://www.sgx.com) and are also posted by the Company as an overseas regulatory announcement on the websites of The Stock Exchange of Hong Kong Limited (http://www.hkexnews.hk) and the Company (http://www.everbright.com), respectively.*

The financial information set out herein is limited to the Ying Li Group only and does not represent or provide a complete view of the operating performance or financial condition of the Company. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company and should not rely solely on such information.

By Order of the Board
China Everbright Limited
Wan Kim Ying Kasina
Company Secretary

Hong Kong, 27 February 2026

As at the date of this announcement, the directors of the Company are:

Executive Directors:
Mr. Lin Chun *(President)*
Mr. Pan Jianyun
Mr. An Xuesong
Dr. Su Yang

Non-executive Directors:
Mr. Yu Fachang *(Chairman)*
Dr. Qin Hongyuan

Independent Non-executive Directors:
Dr. Lin Zhijun
Mr. Law Cheuk Kin Stephen
Mr. Wong Chun Sek Edmund
Dr. Young Danqing Xu