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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 2023**

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 28 February 2024 the unaudited financial results of Ying Li and its subsidiaries (the “**Ying Li Group**”) for the six months and twelve months ended 31 December 2023.

The summary of the unaudited financial results of the Ying Li Group for the six months and twelve months ended 31 December 2023 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 2023				
	July to December 2023	July to December 2022	January to December 2023	January to December 2022
	RMB('000)	RMB('000)	RMB('000)	RMB('000)
Revenue	109,489	78,468	208,518	166,125
Cost of sales	(39,421)	(25,409)	(68,414)	(47,488)
Gross profit	70,068	53,059	140,104	118,637
Other income	3,243	6,726	12,481	12,060
Other gains/(losses) - net				
- Fair value gain/(loss) on investment properties	278,791	(4,930)	278,791	(4,930)
- Fair value loss on financial asset, at fair value through profit or loss	(210,000)	(411,799)	(210,000)	(411,799)
- Others	75,267	115,160	79,434	83,550
Marketing expenses	(12,439)	(10,729)	(19,165)	(23,497)
Administrative expenses	(42,072)	(45,450)	(75,309)	(88,332)
Finance expenses	(79,274)	(71,285)	(156,412)	(138,127)
Profit/(loss) before taxation	83,584	(369,248)	49,924	(452,438)

Summary of the unaudited financial results of the Ying Li Group for the six months and twelve months ended 31 December 2023				
	July to December 2023	July to December 2022	January to December 2023	January to December 2022
	RMB('000)	RMB('000)	RMB('000)	RMB('000)
Taxation	(31,528)	105,810	(31,528)	105,768
Net profit/(loss) for the financial period/year	52,056	(263,438)	18,396	(346,670)
Other comprehensive loss				
<u>Item that may be reclassified to profit or loss in subsequent period (net of tax)</u>				
Currency translation differences arising from consolidation, net	(3,789)	(116,230)	(48,851)	(128,649)
Total comprehensive income/(loss) for the period/year	48,267	(379,668)	(30,455)	(475,319)
Net profit/(loss) attributable to:				
Equity holders of the company	52,176	(258,174)	16,869	(341,204)
Non-controlling interests	(120)	(5,264)	1,527	(5,466)
Total comprehensive income/(loss) attributable to:				
Equity holders of the company	48,387	(374,404)	(31,982)	(469,853)
Non-controlling interests	(120)	(5,264)	1,527	(5,466)

Remark: Details of the unaudited financial results of the Ying Li Group for the six months and twelve months ended 31 December 2023 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, 28 February 2024

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

Executive Directors:

Mr. Lin Chun (*President*)
Ms. Wang Yun
Mr. Yin Yanwu

Non-executive Directors:

Mr. Yu Fachang (*Chairman*)
Ms. Pan Wenjie
Dr. Qin Hongyuan

Independent Non-executive Directors:

Dr. Lin Zhijun
Dr. Chung Shui Ming Timpson
Mr. Law Cheuk Kin Stephen