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

LOAN AND OPTION AGREEMENT

The Board of Directors of Ying Li International Real Estate Limited (the "**Company**") refers to the announcements made on 26 February 2009 and 10 March 2009 (the "**Previous Announcements**") in relation to the loan and option agreement (the "**Agreement**") dated 26 February 2009 entered into between the Company, Oversea-Chinese Banking Corporation Limited (the "**Lender**") and Newest Luck Holdings Limited ("**Newest Luck**").

Capitalised terms used herein shall, unless otherwise defined, bear the same meaning as used in the Previous Announcements.

1. PARTIAL EXERCISE OF THE OPTION

Pursuant to the Option granted by the Company to the Lender under the Agreement, the Company wishes to announce that the Lender has, on 16 September 2009, exercised its right under the Option to subscribe for 5,000,000 new Shares to be issued by the Company.

As previously announced, the Company intends to utilise the proceeds from the Lender's exercise of the Option to set off the outstanding amount arising from the Loan and to repay bank borrowings.

2. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the directors (other than in his capacity as a director or shareholder of the Company) or the controlling shareholders of the Company has any interest, direct or indirect, in the Loan or the Option.

3. DIRECTORS' RESPONSIBILITY STATEMENT

The Board of Directors of the Company (including those who have delegated detailed supervision of this announcement) have taken all reasonable care to ensure that the facts stated in this announcement are fair and accurate and that no material facts have been omitted from this announcement, and they jointly and severally accept responsibility accordingly.

BY ORDER OF THE BOARD
YING LI INTERNATIONAL REAL ESTATE LIMITED

Xie Xin
Director
Date : 16 September 2009