英利国际置业

YING LI INTERNATIONAL
REAL ESTATE



DBS Pulse of Asia: Corporate Access Day in HK

20th April 2011





Ying Li International Real Estate Limited ("Ying Li" or the "Company") is the first significant Chongqing property developer to be listed in Singapore. Established since 1993, Ying Li has been one of the leading commercial property developers in Chongqing, ranking amongst the top 50 property developers in the burgeoning Chongqing property market. We are focused on the development and construction of restorative projects of old living quarters in the urban districts of Chongqing, transforming the old city areas into high quality and first-class design developments.

YING LI

LEADING NICHE DEVELOPER OF HIGH QUALITY COMMERCIAL BUILDINGS

With a niche in developing high quality commercial buildings in prime areas within the key districts of Chongqing, we are well-positioned to capitalize on the strong property market growth in Chongqing.



CHONGQING

Located at the cross- roads of East and West China, Chongqing has a land area of 82,400 sq.km., twice as large as Beijing, Tianjin and Shanghai combined, and is the most populous city in the PRC with a population of 30 million. In 1997, Chongqing became the fourth directly-administrated municipality in the PRC and was singled out as the economic centre of Western China. As one of the four directly-administrated municipalities in the PRC, Chongqing enjoys a high level of autonomy through its direct access to the Central Government. Chongqing has since benefited from the Central Government's favourable economic policies and achieved remarkable economic development, especially with the implementation of the Central Government's "Go West" campaign and the city's appointment as a "Special Economic Zone".

Indeed, President Hu Jintao personally singled out Chongqing as "an important economic growth area for China's West, an economic centre in the upstream area of Yangtze River, and a municipality with coordinated development for both urban and suburban areas".[1] Under the "Chongqing Urban and Rural Master Plan (2007 – 2020) （重庆市城乡总体规划（2007 - 2020）", which was approved by the Central Government, Chongqing is set to achieve further social and economic development in the future.

[1] Market research report page D(I)-10 (under Economic Indicators of Chongqing)



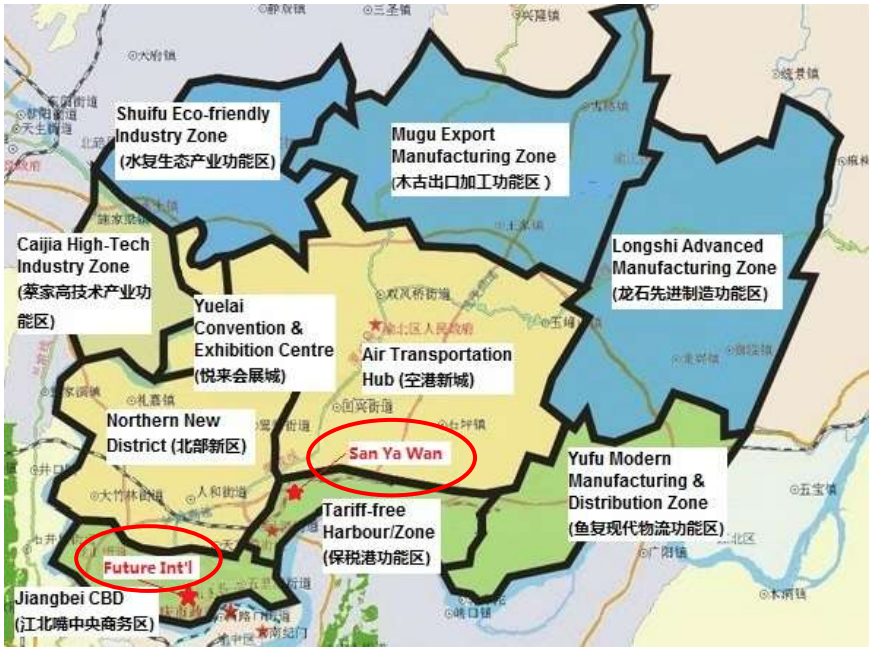
A dynamic and fast-growing city

In view of Chongqing's strategic location in the PRC, many domestic and multi-national corporations are setting up their offices in Chongqing to tap the attractive Western China market, spurring demand for infrastructure and real estate developments in Chongqing. In particular, Jiefangbei of Yuzhong District, as the core commercial and business district of Chongqing, has attracted more than 90% of the foreign-funded banks and branches of commercial banks in Chongqing.



LIANGJIANG NEW AREA (重庆两江新区)

China's third state level economic development zone



- Chongqing's Liang Jiang New Area (两江新区) is China's third state level economic development zone after Shanghai's Pudong New Area and Tianjin's Binhai.
- Planned area of 1,200 sq.km (approx. twice the size of Singapore).
- Enjoy privileges in land, finance, taxation, investment, and government support certain important and bold reform measures.
- Rail transport, power equipment, new-energy cars, defense and IT would be the pillar industries.
- By 2020, Liang Jiang New Area's GDP is expected to reach over RMB600 billion, accounting for 25 per cent of the municipality's GDP.
- Gross industrial output value will stand at more than RMB1 trillion.
- Liang Jiang boasts the only river port bonded zone and airport bonded zone in the western region.

10 Preferential Policies

1	Tax treaty
2	Government Subsidy
3	Construction Land
4	Startup Capital
5	Investment Fund
6	Encourage Technology Advancement
7	Rebate to high-risk business
8	Rental Subsidy
9	Project Supports
10	Talent Attraction

LEADING INVESTMENT DESTINATION

As first-tier cities in China become more expensive and saturated, this inland city of over 30 million people, named by “Forbes” as one of the World’s Fastest Growing Cities for the next decade, is a vibrant, exciting metropolis with sprawling infrastructure developments, people moving from rural areas and into the city, favorable policies in placed for both local and foreign investments has become an exciting magnet for the world's best companies such as ANZ, Citibank, Deutsche Bank, HSBC, RBS, Standard Chartered, Microsoft, PayPal, Acer, Asus, HP Foxconn, NOL, Ford and Volvo to pump heavy investments into the economy.

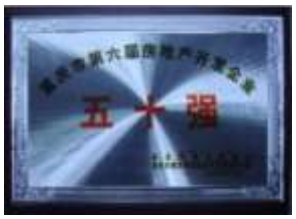


OUR CORE STRENGTHS

Unique specialisation in old city reconstruction

Ying Li specializes in old city reconstruction in the prime areas of Chongqing, having successfully worked with local authorities to modernize the landscape of the city centre in Chongqing's main districts. We have developed several major commercial buildings, such as Future International, which is the highest building in Jiangbei District, an iconic and landmark structure in Chongqing; and New York New York, which is the most significant landmark building in Chongqing and has been chosen as an iconic building for government's effort to promote Chongqing city.

Our focus on the area of old city reconstruction has enabled us to build up a specialized field of property development, combining premier design and high quality construction in modernizing the landscape of prime areas of Chongqing's city centre. Over the years, Ying Li has earned numerous accolades and awards such as Leading Brand in Chongqing Construction and Chongqing's Top 50 Real Estate Development Enterprise in 2009 for fifth consecutive years between 2001 and 2009, respectively.





















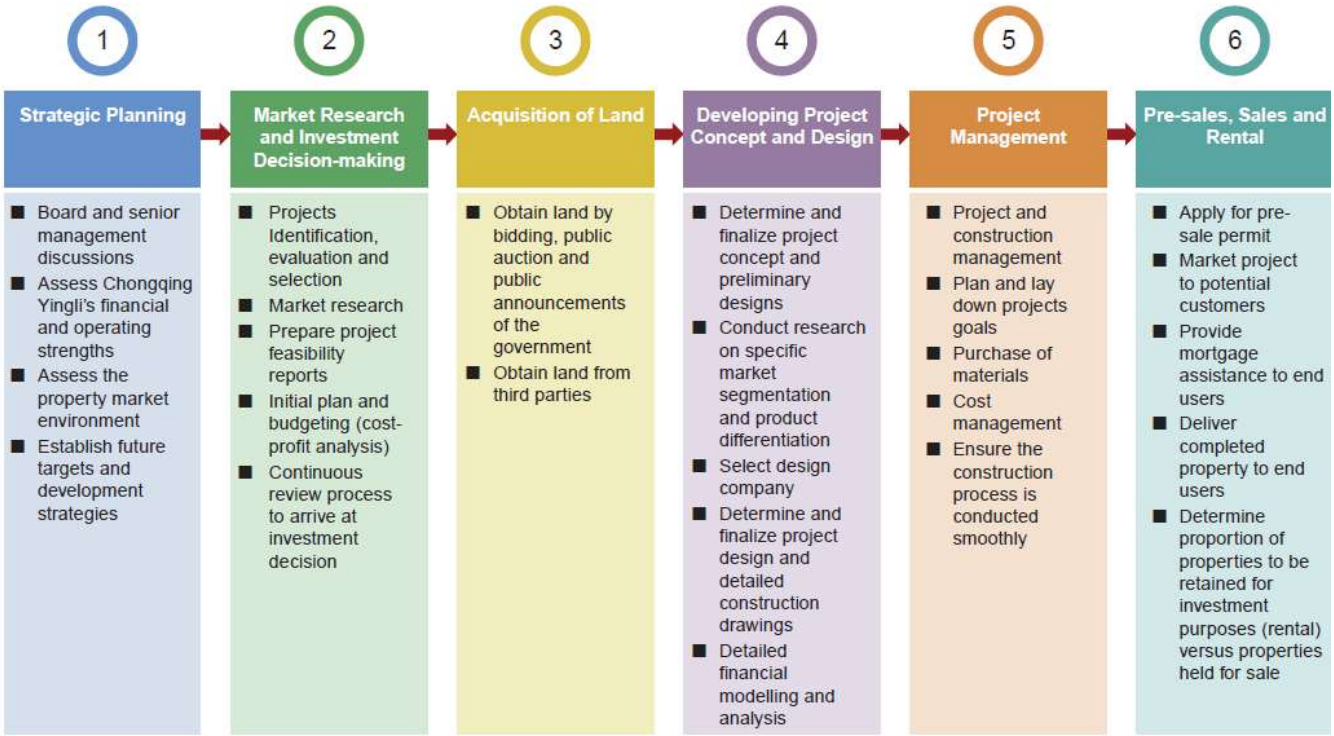




With our **proven track** record, Ying Li is often invited by the district governments in Chongqing and the authorities in surrounding cities to bid for key developments sites, and our recognized efforts and capabilities have enabled us to continue securing land in prime locations and to attract partners and quality customers.

Dynamic business model ensures good cost management

YING LI'S BUSINESS MODEL



Standardized development process to ensure tight quality control and reap economies of scale

Identifying and acquiring new land sites

Sourcing major construction materials

Selecting best supplier and services providers

EXPERIENCED BOARD OF DIRECTORS AND MANAGEMENT TEAM WITH STRONG TRACK RECORD

Led by our Executive Chairman and CEO, Mr. Fang Ming, Ying Li's management team has an average of more than ten years of experiences in the property sector. Equipped with industry expertise, operational expertise and sales expertise, Mr. Fang Ming and the management team are able to:

- understand market dynamics to identify new project opportunities and select sites;
- establish good working relationships with government officials and business partners, and effectively manage work streams; and
- successfully create a strong brand identity for Ying Li and provide creative and trend-setting ideas.



Mr. Fang Ming
Executive Chairman & CEO



Mr. Perry Xie Xin
Executive Director & Senior VP



Mr. Christopher Chong
Co-Lead Independent Director



Mr. Lui Seng Fatt
Co-Lead Independent Director



Mr. Xiao Zu Xiu
Independent Director



Mr. Chan Hock Eng
Non-Executive Director



Mr. He Zhao Ju @ Danny Ho
Non-Executive Director





WELL-POSITIONED TO CAPITALIZE ON CHONGQING'S GROWING COMMERCIAL PROPERTY MARKET

中国前商务部长，重庆市市委书记薄熙来提出，在未来5年时间内计划投入人民币2万亿全面提升重庆市的经济环境和发展基础。其中相当部分要用于建设一个1000平方公里面积 ，1000万人口的现代化，国际化的主诚区来带动全市经济的发展。

Translated: Bo Xilai, Party secretary of Chongqing and former minister of commerce has revealed the government's aggressive plan to invest RMB 2000billion over the next five years to improve the economic environment and development base of Chongqing. A portion of the fund will be used to construct a 1000sq km modern international main urban district for population of 10 million, so as to drive the economic development of Chongqing.

Being one of the preferred partners of the local authorities, Ying Li is well positioned to capitalize on the significant business opportunities derived from the Chongqing government's initiatives in old city redevelopment and the growing commercial sectors in PRC.

Ying Li intends to adopt the following strategies to drive its future growth:-

- Acquire prime land and key strategic locations
- Focus on up-market commercial property developments
- Achieve balance between income from sales of properties and rental income
- Maintain prudent capital structure
- Maintain strategic partnership with suppliers, consultants and investors
- Follow international trends in property development



PRIME LOCATIONS | PREMIUM QUALITY | PRESTIGIOUS CLIENTELE



Ying Li is focused on developing premium commercial buildings in the prime areas within the key districts of Chongqing, and the main tenants of our projects are high-end retailers and well-known organisations.

PRIME LOCATIONS

Ying Li's project and future developments are mainly located in the prime areas within the key district of Chongqing, namely Jiefangbei (解放碑) district and Guanyinqiao (观音桥) district, which are ranked third and fifth respectively in the Top Ten[2] Commercial Pedestrian Streets in the PRC.

Top ten commercial pedestrian streets in the PRC
1 Shanghai Nanjing Road (上海南京路)
2 Beijing Wangfujing (北京王府井)
3 Chongqing Guanyinqiao (重庆观音桥)
4 Guangzhou Shangxiajiu (广州上下九)
5 Chonqging Jiefangbei (重庆解放碑)
6 Tianjin Binjiangdao (天津滨江道)
7 Wuhan Jianghan Road (武汉江汉路)
8 Nanjing Xinjiekou (南京新街口)
9 Wuhu Zhongshan Road (芜湖中山路)
10 Suzhou Guanqianjie (苏州观前街)

[2] China Commercial Street Forum, 8th edition, 2007

COMPLETED PROJECTS



Minsheng Mansion
民生商厦



Zou Rong Plaza
邹容广场



New York New York
纽约纽约

FUTURE DEVELOPMENTS



Int'l Financial Centre
英利国际金融中心



Da Ping Project
大平项目



Wu Yi Road Project
五一路项目



Lu Zu Temple
鲁祖庙地块



San Ya Wan Phase 2
三亚湾第二度项目





Bashu Cambridge
巴蜀剑桥



Southland Garden
南国丽景



Future International
未来国际



San Ya Wan Phase 1
三亚湾第一度项目

PREMIUM QUALITY



Ying Li has developed a number of award winning buildings such as New York New York and the Future International Building, both of which have became iconic and landmark buildings in Chongqing.

On 12 May 2008, an earthquake of magnitude 8 struck northwestern Sichuan province of China. It was the most devastating earthquake in China in more than three decades. Thousands of people lost families and thousands of buildings were destroyed. After the Great Sichuan Earthquake, Chongqing Municipal Construction Commission conducted a thorough inspection on a number of skyscrapers, and found no flaws in Ying Li's Future International Building. Subsequently, the Chongqing Administration for Quality and Technology Supervision conducted inspections on all of Ying Li's projects, and confirmed that all our projects were not affected by the earthquake, a strong demonstration of the premium quality of our projects.

PRESTIGIOUS CLIENTELE

The prime location and premium quality of Ying Li's projects have attracted a number of high quality customers, including financial institutions, department store chain and telecommunication companies such as Industrial and Commercial Bank of China, Bank of Chongqing, Bank of Communications, China Everbright Bank, Guotai Junan Securities, China Pacific Insurance, New World Department Stores, Chongqing Department Stores, China Unicom and Konka Group.



YING LI'S PROJECTS



MIN SHENG MANSION (民生商厦)

- First commercial / residential skyscraper in the Jiefangbei business district at the time of the completion of construction
- Major tenants include China Everbright Bank, Yuzhong Tobacco Co.,
- Ltd. and Guotaijunan Securities
- Total Saleable / Leasable GFA: 63,342 sqm
- Completed date: December 1997







ZOU RONG PLAZA
(邹容广场)

- Located at the centre of the Jiefangbei area in Yuzhong District
- Renowned as the major financial hub of Chongqing and located at the centre of the Jiefangbei business district
- Commercial / Residential complex that houses the major financial institutions of Chongqing, such as the Bank of Communications, the Industrial and Commercial Bank of China, China Pacific Insurance (Group) Co., Ltd, and Chongqing Commercial Bank
- Total Saleable / Leasable GFA: 102,489 sqm
- Completed date: December 2000



SOUTHLAND GARDEN (南国丽景)

- High-end residential and commercial Property
- Located at the intersection of the Yangtze River and the Jialing River in the Jiefangbei area in the Yuzhong District and is next to a popular tourist destination.
- Total Saleable / Leasable GFA: 56,878 sqm.
- Completed date: December 2004

NEW YORK NEW YORK (纽约纽约)

- Award wining landmark building office / commercial building located at the heart of the Jiefangbei area in the Yuzhong District
- Stands out amongst other skyscrapers with its exquisite and characteristic architecture and it has been chosen as an iconic building for government's efforts to promote Chongqing City
- Total Saleable / Leasable GFA: 41,337 sqm
- Completed date: March 2005









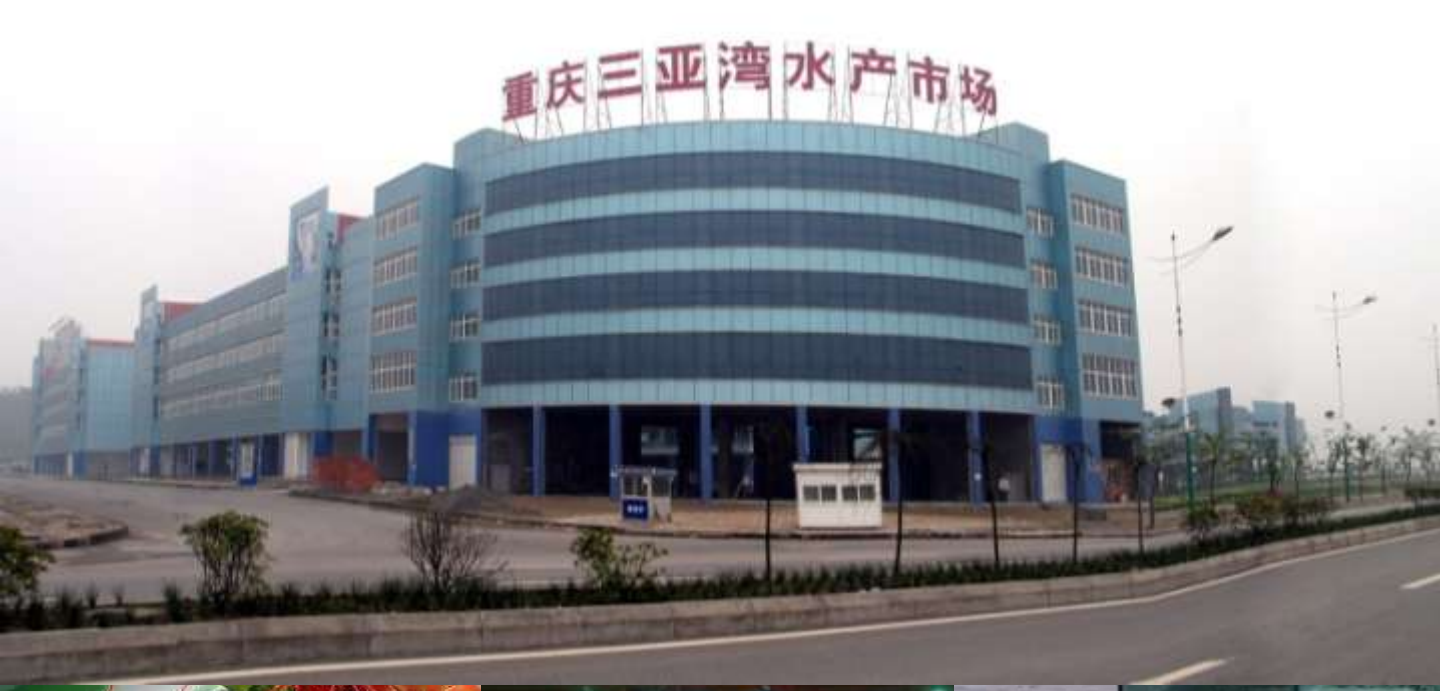
FUTURE INTERNATIONAL (未来国际)

- Highest building with the largest GFA in the Guanyinqiao business district
- Iconic and landmark structure in Chongqing
- Office and commercial complex houses international companies such as Konka Group, Hong Kong New World Department Store, Chongqing Department Store Co., Ltd, and China Unicom, a big telecommunications company in China
- Total Saleable / Leasable GFA: 135,540 sqm
- Completed date: December 2006



BASHU CAMBRIDGE (巴蜀剑桥)

- High-end residential and commercial property
- Located near Bashu High School, a leading (primary / secondary) education institute in Chongqing
- Total Saleable / Leasable GFA: 42,782 sqm
- Completed date: February 2007









SAN YA WAN PHASE 1 (三亚湾第一度项目)

- Largest integrated seafood wholesale centre in Western part of the PRC located at the Yubei District
- First development of its kind in Chongqing
- Enjoys very high traffic foot flows
- Total Saleable / Leasable GFA: 52,739 sqm
- Completed date: April 2009

YING LI'S FUTURE PROJECTS



With approximately 1 million sqm GFA to be completed in the next 3 years, Ying Li has further reinforced and enhanced its leadership position as the largest commercial CBD landlord in the most affluent district in the most populous city in the world

INTERNATIONAL FINANCIAL CENTER (英利国际金融中心)

- Located at the centre of the Jiefangbei area in Yuzhong District
- Flagship landmark to be named the International Financial Center
- New major financial hub, and will house major international financial institutions, offices of consulates and other multinational companies
- Upon completion, it is expected to be the tallest skyscraper in the southwest of China
- Total Saleable / Leasable GFA: 173,500 sqm
- Completion date: Estimated 2011





DA PING PROJECT (大平项目)

- Da Ping Project (Qi Pai Fang) - prime land bank in heart of Yuzhong district, situated right in the middle of Yubei, Shapingba, Jiulong Po and Jiang Bei districts
- Integrated development project, with high-end residential/ serviced residence and retail components
- Total Saleable / Leasable GFA: 400,000 sqm
- Completion date: Estimated 2013







WU YI ROAD PROJECT (五一路项目)

- Chongqing Financial Street (“CFS”) is the quintessential integration of all the best example from top financial districts around the globe
- Chongqing Municipal Government earmarked RMB 15billion to develop the financial street
- Strategically situated within the prime CBD area of Yuzhong District
- New major financial hub to house major international financial institutions and, other large domestic and international companies
- Total Saleable / Leasable GFA: 160,000 sqm
- Completion date: Estimated 2013



LU ZU TEMPLE PROJECT (鲁祖庙地块)

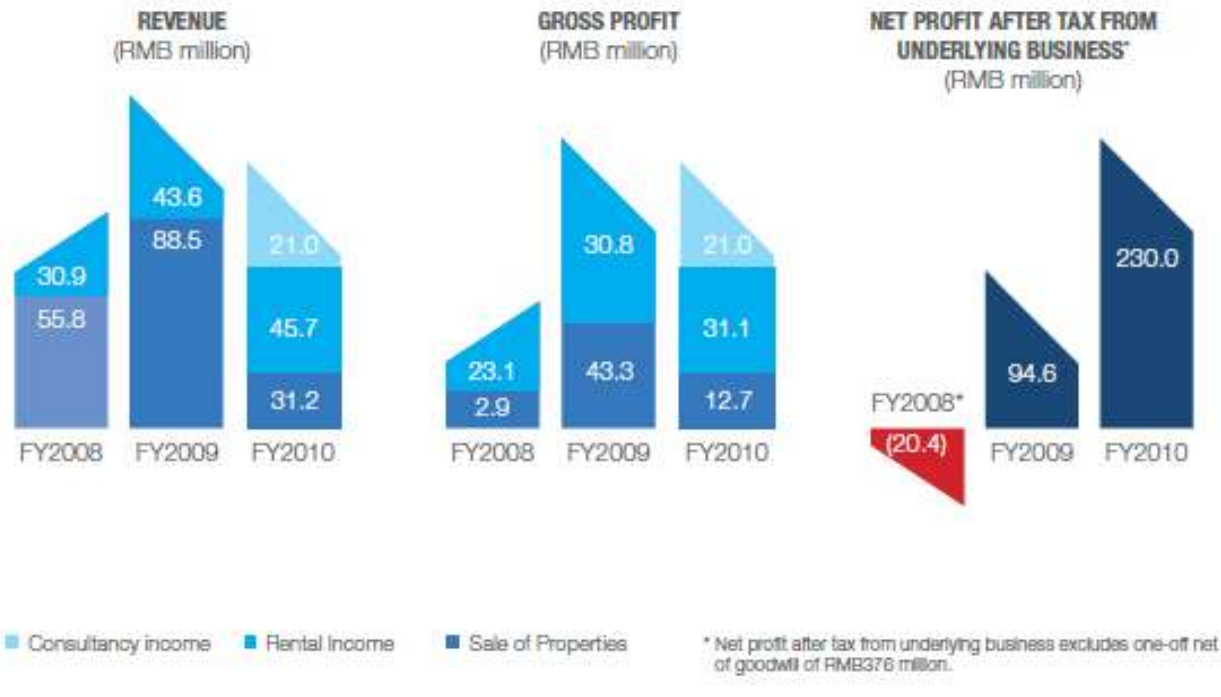
- Ideally located beside International Financial Centre, in the heart of the Jiefangbei commercial district
- Commercial property development
- Total Saleable / Leasable GFA: 138,000 sqm
- Completion date: Estimated 2014



SAN YA WAN PHASE 2 (三亚湾第二度项目)

- Site Area of 97,943 sqm
- Re-zone into Liangjiang New Area
- Pending re-zoning and land utilization plan

KEY FINANCIAL HIGHLIGHTS



	FY2008	FY2009	FY2010
Key Financial Ratios			
Earnings Per Share (RMB)	0.63	0.04	0.10
Net Assets Value Per Share (RMB)	0.72	1.03	1.15
Debt to Equity Ratio (%)	23.62	24.74	64.51
Net debt to Equity Ratio (%)	17.36	14.48	41.14

Cash Flow Statement			
Net cash used in operating activities	-79.2	-993.3	-648.3
Net cash used in investing activities	-134.4	-2.2	-4.4
Net cash from financing activities	274.3	1,146.2	1,019.7
Net increase in cash	60.7	150.7	367.0
Cash at beginning of year	21.3	82.0	233.3
Effects of exchange rate changes on cash and cash equivalents	-	0.6	-4.1
Cash at end of year	82.0	233.3	596.2

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