英利国际置业
YING LI INTERNATIONAL
REAL ESTATE

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

RESPONSE TO SGX QUERIES ON ANNOUNCEMENT OF QUARTERLY RESULTS FOR THE QUARTER ENDED 31 MARCH 2011

The Board of Directors of Ying Li International Real Estate Limited (the "**Company**") is pleased to announce its response to the queries raised by the Singapore Exchange Securities Trading Limited ("SGX") in connection with the announcement made by the Company on 12 May 2011 with regards to the quarterly results for the quarter ended 31 March 2011.

Query 1

On Page 3, the Company reported that S$200 million 4% convertible bonds were issued on 3 March 2010 to fund the acquisition of new development sites, possible strategic investments, join ventures, offer acquisitions and strategic alliances when appropriate opportunities arise. Please disclose details of how the proceeds from the convertible bonds issuance have been applied to date

Response to Query 1

Description	SGD (mil)	SGD (mil)	Remarks
Net proceeds from the Convertible Bonds		191.82	
Repayment to Mr. Fang Ming	4.58		Announced on 11 June 2010
Capital injection into Chongqing Yingli Qipaifang Real Estate Development Co., Ltd.	12.32		Announced on 11 June 2010
Capital injection into Chongqing Yingli Shiny Profit Real Estate Co., Ltd.	60.00		Announced on 30 December 2010
Capital injection into Chongqing Yingli Shiny Profit Real Estate Co., Ltd.	30.00		Announced on 14 January 2011
Capital injection into Chongqing Lu Zu Temple Real Estate Co., Ltd.[1]	6.0		Funds released on 3 Mar 2011.
Total utilised		112.90	
Balance to be utilised		78.92	

As at the date hereof, approximately S$112.90 million, representing 58.86% of the net proceeds of S$191.82 million raised from the issue of the convertible bonds (the "Bond Proceeds"), has been utilised.

Note:

1. On 30 December 2010, the Company's subsidiaries, Top Accurate Holdings Limited and Chongqing Yingli Real Estate Development Co., Ltd ("Chongqing Yingli"), incorporated a subsidiary, Chongqing Lu Zu Temple Real Estate Co., Ltd. ("Chongqing Lu Zu") with a registered capital of S$30 million, of which it is intended that S$28 million will be funded by the Bond Proceeds.

   On 3 March 2011, the Company injected S$6 million of the Bond Proceeds (being part of the aforementioned S$28 milllion) into the capital of Chongqing Lu Zu. The Company intends to make the relevant announcement when such capital injection, when aggregated with subsequent utilisation(s) of the Bond Proceeds, exceeds 5% of the total Bond Proceeds.

Query 2

On Page 4, the Company reported a cash inflow of RMB74 million from the proceeds of its secured loans. Please disclose details on the use of proceeds from the loan, since Cost of Sales was reported to be only RMB14 million in 1QFY2011

Response to Query 2

	RMB (mil)
Payment of loan interest	15.6
Payment of project cost	11.1
For working capital	2.3
Repayment of bank loan	2.1
Balance with bank	42.9
Total	74.0

Query 3

On Page 9, the Company reported a RMB10 million donation to the "Green Action Yangtze River in Chongqing" initiative by the China's National Afforestation Committee, State Forestry Administration, China Green Foundation, and the Chongqing Municipal People's Government. Please disclose the amount that has been disbursed from the donation so far and details on the use of the proceeds from / objectives of this donation drive

Response to Query 3

The donation drive initiated by the China's National Afforestation Committee, State Forestry Administration, China Green Foundation, and the Chongqing Municipal People's Government was for the preservation and improvement of the ecological environment of the Yangtze River and the Three Gorges reservoir.

No payment has been made as at to-date. The donation will be made over three years starting from year 2011 with RMB3 million each for the first two years and RMB4 million for the final year.

Query 4

On Page 9, the Company reported that the payment of RMB2.9 million of land use tax incurred for the period 2006 to April 2009 was not recorded previously in Sanyawan's book. Please disclose the reasons for the omission of this payment in Sanyawan's book

Response to Query 4

During and after the acquisition of Chongqing Sanyawan in May 2008 and Nov 2008 respectively, Chongqing Yingli is not aware of the existence of the land use tax liability for the period from 2006 to April 2009 and the local tax authority did not issue any invoice to request for such payment until recently.

By Order of the Board
Ying Li International Real Estate Limited

Fang Ming
Director
18 May 2011