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 2012

The Board of Directors of Ying Li International Real Estate Limited (the "**Company**") is pleased to respond to the queries raised by the Singapore Exchange Securities Trading Limited ("SGX") in connection with the announcement made by the Company on 14 May 2012 with regards to the quarterly results for the quarter ended 31 March 2012.

Query (a)

It is disclosed on Page 7 of the results announcement that sale of properties amounted to RMB108 million in 1QFY2012, an increase of 470.3% from the previous corresponding period.

Please provide an update on the take-up and sales of each of the Company's projects.

Response to Query (a)

Project	1Q2012 RMB ('000)	1Q2011 RMB ('000)	Variance	Remarks
Future International	-	16,313		1 office unit
Sanyawan Phase 1	-	2,556		4 commercial units
IFC	107,603	-		6 office units
Others	12	-		
Total	107,615	18,869	470.3%	

Query (b)

It is disclosed on Page 8 that gross profit margin for 1QFY2012 decreased by 11 percentage points to 41.7%.

Please disclose the impact on the Company's gross profit margin from the sale of IFC office units.

Response to Query (b)

The cost of Sales of Properties includes Land Appreciation Tax ("LAT"). The lower Company's gross profit margins in 1QFY2012 was due to higher LAT rate applicable to IFC office units, as compared to LAT rates applicable to the properties sold in 1QFY2011. The resultant mix caused overall gross profit margins to decline by 11 percentage points.

Gross Profit ("GP")	1Q2012 RMB ('000) Reported GP	GP margins	1Q2011 RMB ('000) Revised GP	GP margins
Sale of Properties	40,771	37.9%	8,043	42.6%
Rental income	9,741	72.7%	7,785	69.6%
Total	50,512	41.7%	15,828	52.7%

Ying Li International Real Estate Limited

Fang Ming
Chairman and CEO
17 May 2012