英利国际置业
YING LI INTERNATIONAL
REAL ESTATE



Chongqing Jiefangbei CBD

2Q 2012 Results Presentation

Disclaimer

This presentation may contain forward-looking statements that involve known and unknown risks, uncertainties, assumptions and other factors which may cause the actual results, performance or achievements of Ying Li or the Group, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Among the factors include but not limited to the Group's business and operating strategies, general industry and economic conditions, cost of capital and capital availability, competitive conditions, interest rate trends, availability of real estate properties, shift in customers demand, changes in operating expenses, environment risks, foreign exchange rates, government policies changes and the continued availability of financing in the amounts and the term necessary to support future business activities.

Ying Li expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any changes in Ying Li's of the Group's expectations with regard thereto or any changes in events, conditions or circumstances on which any such statement is based, subject to compliance with all applicable laws and regulation and/or the rules of SGX-ST and/or any other regulatory or supervisory body.

Industry data, graphical representation and other information relating to the PRC, Chongqing and the property industry contained in this presentation have been compiled from various publicly available official and non-official sources generally believed to be reliable but not guaranteed. While Ying Li or the Group has taken reasonable steps to ensure that the information is extracted accurately and in its proper context, Ying Li or the Group advised no assurance as to the accuracy or completeness of such included information and should not be unduly relied upon.

This presentation may include pictures of artist's impressions on certain property projects and should not be perceive as the actual representative of the developed or to be developed properties.

The past performance of Ying Li is not necessarily indicative of the future performance of Ying Li.

英利国际置业
YING LI INTERNATIONAL REAL ESTATE

Agenda

1. 2Q 2012 Financial Results
2. Economic Updates & Outlook
3. Business Updates & Outlook
4. Appendix

2Q 2012
Financial Results



2Q 2012 – Revenue

	2Q 2012 (RMB'000)	2Q 2011 (RMB'000)	% CHANGE
Sale of Properties	125,064	27,888	348.5%
Rental Income	20,267	11,242	80.3%
Total Revenue	**145,331**	**39,130**	**271.4%**

- Group revenue increased 271.4% to RMB 145.3million due to higher revenue recorded by the Sale of Properties segment
- Increased in Sale of Properties by 348.5% to RMB 125.1million primarily due to sales from IFC
- Increased in Rental Income by 80.3% to RMB 20.3million due to new contribution of IFC

英利国际置业
YING LI INTERNATIONAL REAL ESTATE

2Q 2012 – Gross Profit and Margin

	2Q 2012 (RMB'000)	Gross Profit Margin	2Q 2011 (RMB'000)	Gross Profit Margin
Sale of Properties	66,867	53.5%	2,237	8.0%
Rental Income	15,967	78.8%	8,076	71.8%
Gross Profit	**82,834**	**57.0%**	**10,313**	**26.4%**

- Gross profit increased by 45.5 percentage points to 53.5% mainly due to higher sales achieved from the sales of IFC units

- Gross profit margin increased by 30.6 percentage points to 57.0%, derive mainly from both higher sales and rental margin

2Q 2012 – Profit attributable to owners of the parent

Profit / (Loss) attributable to :	2Q 2012 (RMB'000)	2Q 2011 (RMB'000)	% CHANGE
- Owners of the parent	39,602	(16,674)	n.m.
- Non-Controlling Interest (NCI)	1,098	(1,672)	n.m.
Profit / (Loss) for the period	**40,700**	**(18,346)**	**n.m.**

- Profit attributable to the Owners of the parent increased to RMB 39.6million due to higher profit achieved from the sales of IFC units

2Q 2012 – Statement of Financial Position

(RMB'000)	30 Jun 12	31 Dec 11
Total Assets	**6,276,378**	**5,934,825**
Total Liabilities	**3,378,916**	**3,057,821**
Total Equity	**2,879,462**	**2,877,004**
Net Gearing	**58.4%**	**55.4%**

- Increase in Total assets by RMB 341.6 million to RMB 6,276.4million mainly due to increase in
  i. Investment and development cost of Ying Li International Plaza, Chongqing Financial Street Project and IFC
  ii. Trade and other receivables from the sale of IFC units
- Increase in Total liabilities by RMB 321.2million to RMB 3,379.0 million mainly due to increase in borrowings for project cost incurred on Ying Li International Plaza and loan repayment
- Increase in Total equity by RMB 23.5million to RMB 2,900.5 million due to translation gains and share-based compensation reserve

Economy Update & Outlook



英利国际置业
YING LI INTERNATIONAL REAL ESTATE

China's Investment Landscape

- **China Macroeconomic News**
  - 7 June 2012 – PBOC lowered the both benchmark lending and deposit rates by 25 basis points each to 6.31% and 3.25% respectively
  - 5 July 2012 – PBOC trimmed another 31 and 25 basis points off its lending and deposit rate to 6.00% and 3.00% respectively
- **Chinese Central and local Chongqing government continue to show strong support for Chongqing's economy**
  - Chongqing Municipal Government held the General Assembly to highlight the importance and need to promote rapid development of Chongqing's private sector, it subsequently introduced policies to reduce business costs and procedures for the sector
  - Chongqing Economy and Information Commission announced that an annual RMB 2billion economic development subsidy will be released to qualified private enterprises
  - Chongqing Municipal Government has allocated a special fund of RMB 800million to promote the development of micro, small and medium-sized private enterprises

Chongqing's Investment Landscape

- **Chongqing's Investment Landscape**
  - Nemak, a top 100 vehicle components manufacturer, has invested US$ 120million to built a plant in Chongqing Liangjiang New Area to manufacture automobile parts and components
  - Sinopec Sichuan Vinylon Works Group, SK Energy and BP, to jointly invest RMB 7billion to build a world-class B00 and Acetic Acid Complex Base in Chongqing
  - Gestamp, a Spanish automobile component manufacturer, completed its RMB 161million factory to manufacture automobile components and provide service support to the regional companies
  - The State Development and Investment Corporation (SDIC), China's largest state-owned investment holding company, will invest RMB 30billion into the development and exploration of shale gas
  - Korean Pohang Iron and Steel Co (POSCO), one of the world largest steel maker, to collaborate together with Chongqing Iron and Steel Group on a RMB 15billion project to produce 400,000tons of galvanized steel sheets by 2015
  - The Biosphere Integrated Rural Urbanization Project (BIRUP) of UNIESCO-CHIC invested RMB 300million to establish a sustainable ecosystem to develop rural-urban integration
  - Chongqing LIFAN to invest RMB 670million to construct an accumulator and lithium battery plant as well as a new energy research institute
  - More than thirty centrally-administrated state-owned enterprises, including China National Petroleum Corporation, Sinopec Group and China Mobile, signed 72 contracts worth than RMB 350billion with the Chongqing municipal government to invest in sectors such as energy and hi-tech industry
  - 15th Chongqing International Investment and Global Sourcing Fair hosted by the People's Republic of China Ministry of Commerce has attracted 216 of Fortune 500 companies, signing more than 382 domestic and foreign projects
  - Chongqing Municipal Government has signed Memorandum of Understanding with officials from Russia, South Africa, America and Canada to work together to encourage trade, investment, job creation, education and tourism

Chongqing's Property Landscape

- **Chongqing's Property Landscape for 2Q 2012**
  - Continuous economic development and improvement in infrastructure has created strong demand for the limited supply of high-quality grade A office spaces^
  - Grade A office rental rate in Yuzhong district increased 20.4% q-o-q to RMB 101.23 per sq.m per month^
  - DTZ Grade A office price index increased by 12.4% q-o-q due to the higher price of new grade A office spaces^
  - Luxury apartments average prices edged higher by 1.3% q-o-q to RMB12,113 per sq.m boosted by interest rate cut and preferential policies for first-time home buyers with both fundamental and upgrading demand have picked up during the quarter*
  - Prime retail market average ground floor rental rate increased by 0.3% to q-o-q to RMB 22.5 per sq.m per day with more global retailers exhibit strong interest in expanding their footprint into Western China region*
  - Chongqing's prime retail market absorption remained active property vacancy rate dropped by 3.8 percentage points to 4.6%*

* Source: CBRE research
^ Source: DTZ research

Business Update & Outlook



英利国际置业
YING LI INTERNATIONAL REAL ESTATE

Business Update – Ying Li IFC

Ying Li IFC Office

- **Leasing activities going smoothly. Secured both international and domestic tenants such as Deloitte Touche Tohmatsu, CapitaLand, KFC, HK Baite Electronic and Rui Huang Watches**

Ying Li IFC Photography Competition

- **To promote the awareness of Ying Li International Financial Centre (IFC), Ying Li International Real Estate Limited recently held a photography competition with the theme of "Ariel view of Chongqing"**
- **Capture the essence of Ying Li IFC building modernizing the landscape of Chongqing's CBD**







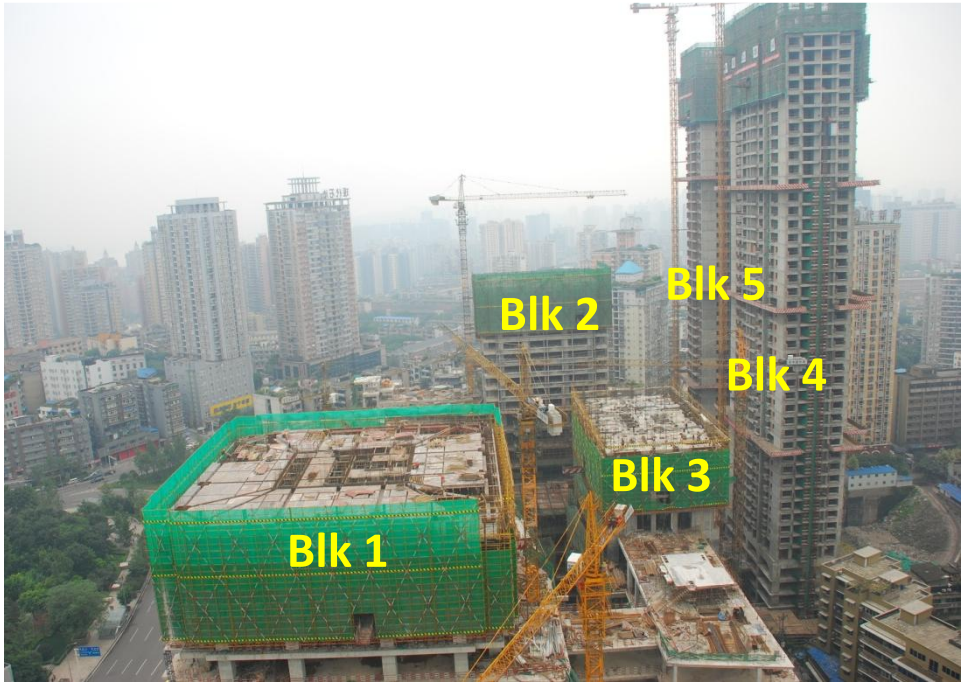


More winning entries at: http://www.ylifc.com/ylifc288/vote.aspx

Business Update – Ying Li International Plaza

Ying Li International Plaza Construction Progress





*Photos as at Aug 2012

Ying Li Int'l Plaza (as at 10 Aug 12)	Construction Progress	Total Floors
Block 1	12th Floor	50
Block 2	17th Floor	46
Block 3	12th Floor	38
Block 4	Structure Completed	44
Block 5	Structure Completed	44

英利国际置业
YING LI INTERNATIONAL REAL ESTATE

Business Update – Ying Li International Plaza (cont.)

Ying Li International Plaza Mall

- **Lotte, Korean's No. 1 retailer and one of Fortune 500, to open their first Chongqing flagship Lotte Mart in Ying Li International Plaza Mall**

Launch of Ying Li International Plaza Phase 3 residential units





- **Strong response from the launch of Ying Li International Plaza Phase 3 residential units in July 2012, with more than 65% of the units sold on launch day**
- **Both Phase 1 and 2 launched units have achieved more than 90% pre-sales respectively**
- **Completion of project will be in stages with full completion of the whole project expected to be in 2014**

Thank You

For further information, please contact:

Mr. Liew Kah Khong
Head, Strategic Development & Investor Relations
Tel : (65) 6334 9059
Email : liewkk@yingligj.com

Mr. Ronald Ng
Manager, Investor Relations
Tel : (65) 6334 9056
Email : ronald.ngyz@yingligj.com



英利国际置业
YING LI INTERNATIONAL REAL ESTATE

Please visit our website at www.yingligj.com for more information.

Appendix



英利国际置业
YING LI INTERNATIONAL REAL ESTATE

Chongqing Economic indicators

Chongqing 2Q 2012 (Jan – June) Economic Indicators

Indicators	Unit	Value	Change y-o-y (%)
GDP	RMB billion	530.72	14.0
Industrial Output	RMB billion	612.19	19.3
Fixed Asset Investment	RMB billion	373.51	23.1
Foreign Direct Investment (FDI)	US$ billion	3.51	20.1
Retail Sales	RMB billion	192.98	15.9
Urban Household Annual Disposable Income per capita	RMB	11,759.82	13.3
Consumer Price Index		103.60	3.60

Source: Chongqing Statistical Bureau

- Chongqing's 2Q 2012 GDP increased 14.0% y-o-y to RMB 252.39 billion, ranked as the fastest growing city in Western China and 2nd in China
- Chongqing's total import and export volume exceeded US$25.0billion in the 1H 2012, up 170% year-on-year, the fastest growth rate in China.
- FDI into Chongqing's economy continue to grow, reaching USD 3.51 billion, an increase of 20.1% y-o-y

英利国际置业
YING LI INTERNATIONAL REAL ESTATE