



英利国际置业
YING LI INTERNATIONAL
REAL ESTATE

Ying Li International Real Estate Limited

2Q / 1H FY2017 Financial Results





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REAL ESTATE

Financial Performance

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2Q FY2017 versus 2Q FY2016

Consolidated Statement of Comprehensive Income

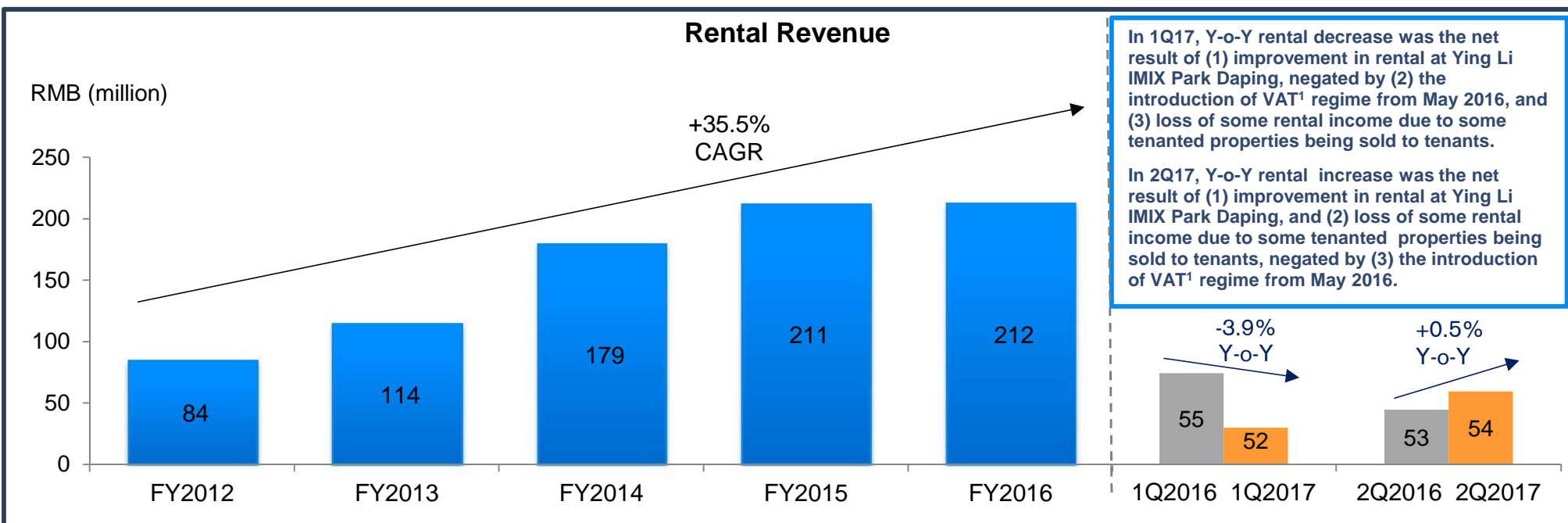
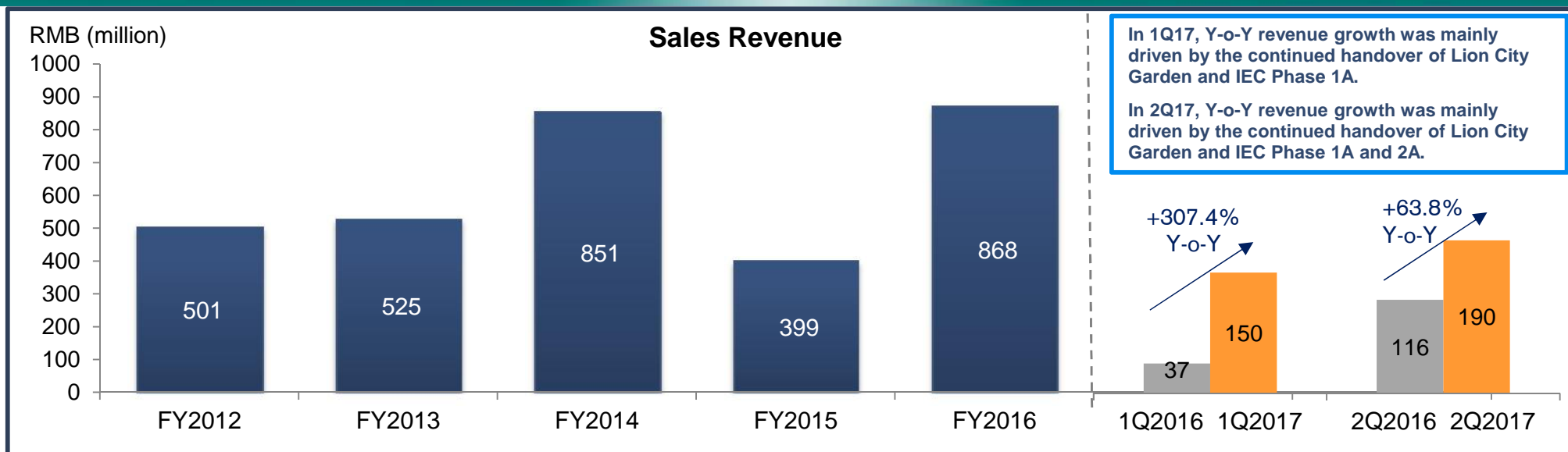
(RMB '000)	2Q FY2017	2Q FY2016	Change %
Revenue	243,626	169,294	43.9
Cost of Sales	(177,463)	(100,758)	76.1
Gross Profit	66,163	68,536	(3.5)
Other income	11,223	16,255	(31.0)
Selling expenses	(13,549)	(18,025)	(24.8)
Administrative expenses	(28,274)	(26,725)	5.8
Administrative expenses – Share based payment expense	-	(319)	n.m.
Finance costs	(25,111)	(25,310)	(0.8)
Profit before income tax	10,452	14,412	(27.5)
Taxation – Current	(5,160)	(8,199)	(37.1)
Taxation – Deferred	933	2,089	(55.3)
Profit for the period	6,225	8,302	(25.0)
Profit attributable to ordinary shareholders of the company	5,011	5,002	0.2

1H FY2017 versus 1H FY2016

Consolidated Statement of Comprehensive Income

(RMB '000)	1H FY2017	1H FY2016	Change %
Revenue	445,748	260,611	71.0
Cost of Sales	(325,024)	(128,780)	152.4
Gross Profit	120,724	131,831	(8.4)
Other income	21,335	30,110	(29.1)
Selling expenses	(27,230)	(31,729)	(14.2)
Administrative expenses	(41,147)	(42,980)	(4.3)
Administrative expenses – Share based payment expense	-	(319)	n.m.
Finance costs	(48,040)	(47,247)	1.7
Profit before income tax	25,642	39,666	(35.4)
Taxation – Current	(6,642)	(15,185)	(56.3)
Taxation – Deferred	(1,470)	2,738	n.m.
Profit for the period	17,530	27,219	(35.6)
Profit attributable to ordinary shareholders of the company	15,750	21,795	(27.7)

Revenue



Note: With effect from 1 May 2016, Value Added Tax (“VAT”) will be imposed on revenue received from customers in place of business tax. Revenue received is deemed to be inclusive of VAT which will be deducted directly from revenue and paid to the tax authorities.

Statement of Financial Position

(RMB '000)	As at 30 Jun 2017	As at 31 Dec 2016
Non-current assets		
Property, plant and equipment	63,628	54,656
Investment properties	4,451,750	4,457,926
Other investment	620,000	620,000
Deferred assets	29,275	28,108
Total non-current assets	5,164,653	5,160,690
Current assets		
Development properties	5,108,936	5,187,210
Trade and other receivables	901,260	841,759
Cash and cash equivalents	407,990	676,315
Total current assets	6,418,186	6,705,284
Total assets	11,582,839	11,865,974

Net decrease due to progress made on Ying Li International Commercial Centre and Ying Li International Electrical and Hardware Centre ("IEC") Phase 2A projects but mitigated by the decrease of Lion City Garden as well as IEC Phase 1A due to the continual handover of the completed phases.

Increase mainly due to (i) an increase in deposits placed with government agencies for land tenders, and (ii) an increase in prepaid taxes for pre-sales at Lion City Garden and IEC projects.

Decrease was partly due to the repayment of borrowings

Statement of Financial Position (cont'd)

(RMB '000)	As at 30 Jun 2017	As at 31 Dec 2016	
Non-current liabilities			
Deferred taxation	543,997	573,209	
Borrowings – Secured	1,798,409	1,804,559	Decrease in total borrowings mainly due to repayment of loans
Total non-current liabilities	2,342,406	2,377,768	
Current liabilities			
Trade and other payables	1,151,152	1,265,015	Decrease due to lower advance payment from customers as some pre-sales units were handed over
Provision for taxation	171,861	156,958	
Borrowings – secured	2,898,273	3,004,222	
Total current liabilities	4,221,286	4,426,195	
Total liabilities	6,563,692	6,803,963	
Equity			
Capital and reserves	4,958,723	5,003,367	Decrease due to i) a decrease in Exchange fluctuation Reserve because of RMB devaluation in FY2017 and (ii) a reduction in Retained Profits mainly due to the payment of distributions for the Perpetual Convertible Securities
Non-controlling interest	60,424	58,644	
Total equity	5,019,147	5,062,011	
Total equity and liabilities	11,582,839	11,865,974	

Note: In accordance with Singapore FRS 1, the Group has recorded loans with repayment periods that falls within its operating cycle (development period of properties) as current liabilities.

Financial per share and Key Milestones

Financial per share

	2Q FY2017	2Q FY2016	% Change
EPS (RMB per share)	0.002	0.002	0.2
	30 Jun 2017	31 Dec 2016	% Change
NAV (RMB) per share	1.94	1.96	(1.0)

Key Milestones

Ying Li International Hardware and Electrical Centre (IEC) – Phase 1A and 2A

- Total sales and contracted pre-sales amounted to RMB1,044 million as at 30 June 2017.

Lion City Garden

- Total sales and contracted pre-sales for Phase 2A, 2B and 2C amounted to RMB826 million as at 30 June 2017.

Beijing Tongzhou project

- Total contracted pre-sales as of 23 Jul 2017:
 - SOHO Tower 1 – 100% pre-sold amounting to approximately RMB1.06 billion, representing an ASP of RMB 34,500 / sqm.
 - SOHO Tower 2 – 98.0% pre-sold amounting to approximately RMB1.90 billion, representing an ASP of RMB 35,800 / sqm.
 - SOHO Tower 3 – 86.0% pre-sold amounting to approximately RMB1.30 billion, representing an ASP of RMB 48,400 / sqm.

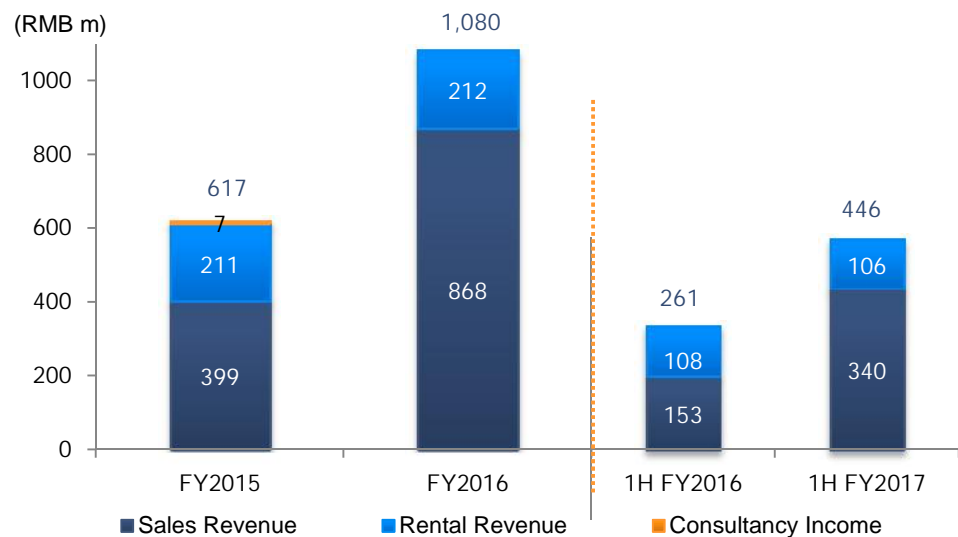


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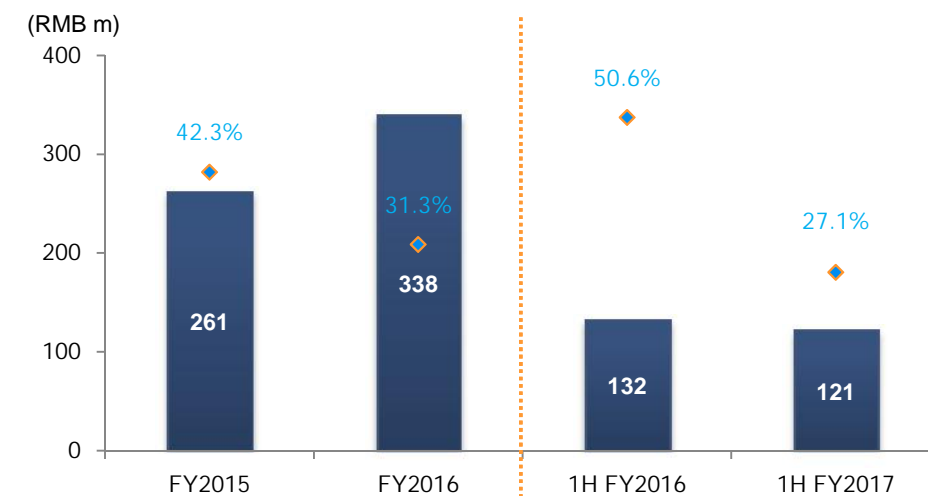
Financial Highlights

Financial Highlights

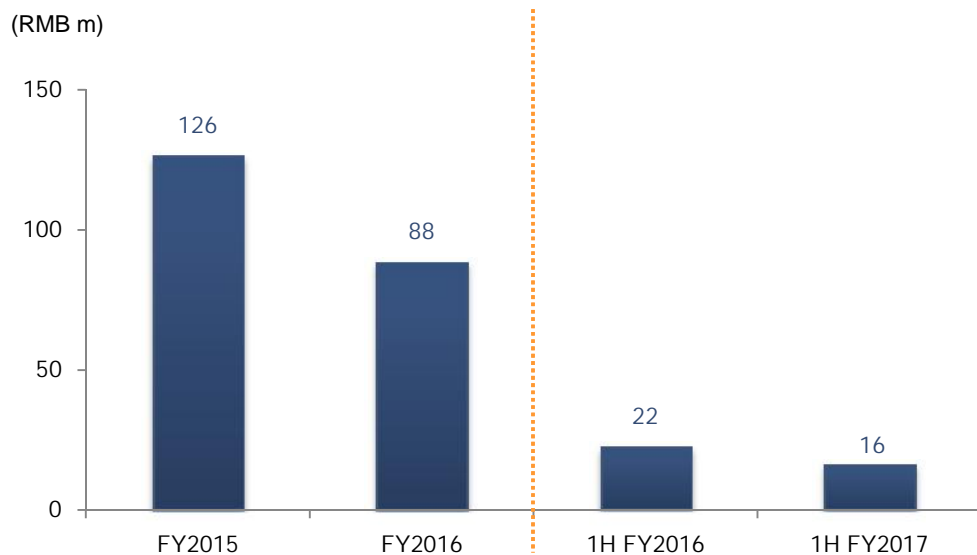
Revenue



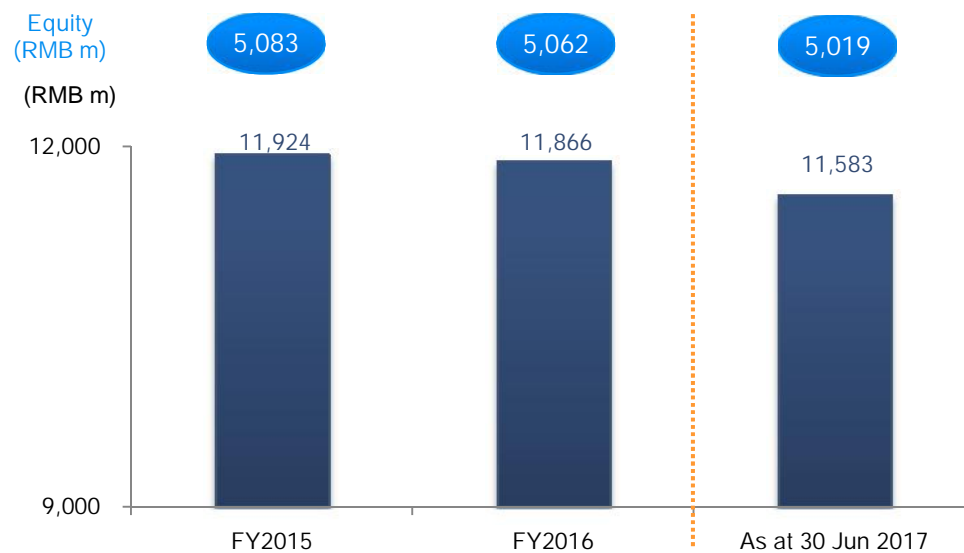
Gross Profit and Gross Profit Margin



Profit Attributable to Ordinary Shareholders



Total Asset Base



Source: Company financials



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Operational Review

Balanced Portfolio with Diversified Quality Tenants' Base; Recurring Income Provides Stability and Growth

Selected Office Tenants

Financial Institutions



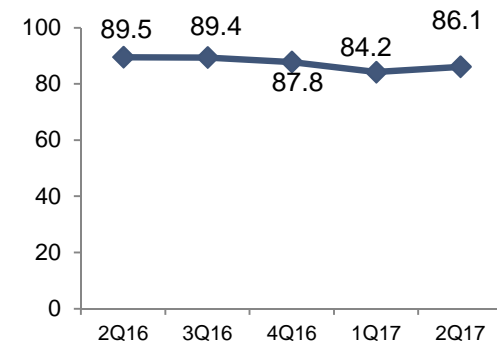
Global MNCs / SOEs



Government-related Agencies



Occupancy Rate¹ (%)



Selected Retail Tenants

Branded retails



Entertainments / Gym



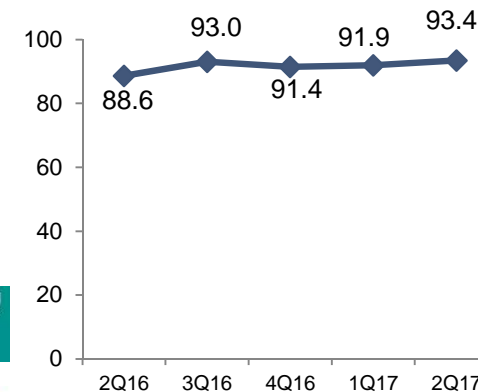
F&B



Super markets / Personal care



Occupancy Rate² (%)



Source: Company information.

Note:¹Occupancy of Investment Properties' office area (consisting of Ying Li International Financial Centre, Minsheng Southern Garden and others) as of 30 Jun 2017 with a GFA of 36,637 sqm.

²Occupancy of Investment Properties' retail area (consisting of Future International, Ying Li IMIX Park JFB, Ying Li IMIX Park Daping, Southern Garden and others) as of 30 Jun 2017 with a GFA of 223,971 sqm.

Mall Activities: Ying Li IMIX Park Jiefangbei (aka IFC mall)

Kids Talent Competition



Mother's Day Jewellery Making Class



Kids Modelling Competition



Spring Blossom Festival



Mall Activities: Ying Li IMIX Park Daping (aka Int'l Plaza mall)

Indoor Sports Day for Kids



Kid's Summer Camp



Mahjong Competition



Children's Day Celebration



Kids Modelling Competition



'Live' Indoor Combat Games

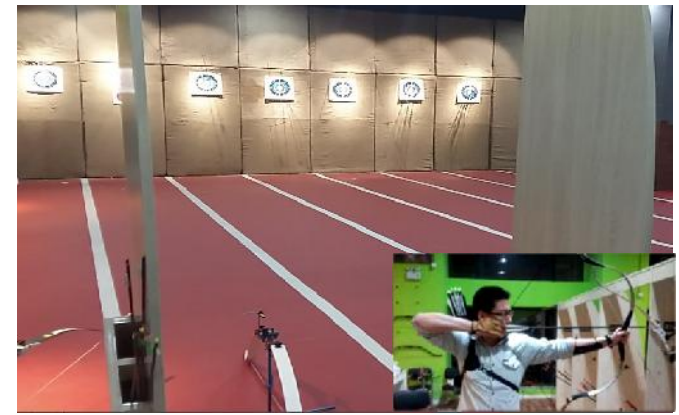


Re-positioning: Ying Li IMIX Park Daping

Focusing on Entertainment and Family/Children-related Concepts Tailored to the Needs of Consumers



New fitness centre Will's



AEI: Ying Li IMIX Park Jiefangbei and Daping

Continual Tenant Mix Rejuvenation and Space Optimisation to Generate Recurring Revenue and Higher Foot Traffic

Ying Li IMIX Park Jiefangbei



Ying Li IMIX Park Daping





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Project Updates



Update (A): Ying Li International Hardware and Electrical Centre (IEC), Chongqing

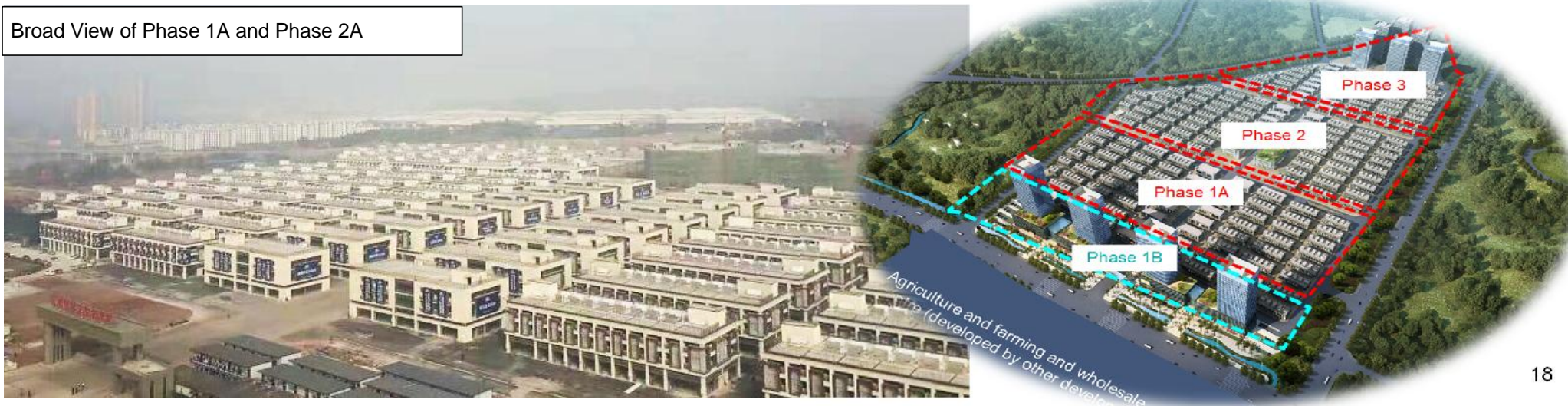
- ✓ One-stop hardware and electrical centre build-to-order (BTO) model catering to ~3,000 merchants
- ✓ Located at Shuangfu neighbourhood in Jiangjin District, Chongqing's secondary CBD, surrounded with amenities such as hospitals, schools, education institutions and other social welfare system
- ✓ Buyers have gradually moved in upon handover
- ✓ As at 30 Jun 2017, total sales and contracted pre-sales amounted to RMB1,044 million



Total GFA (3 phases) : ~1.32 million sqm

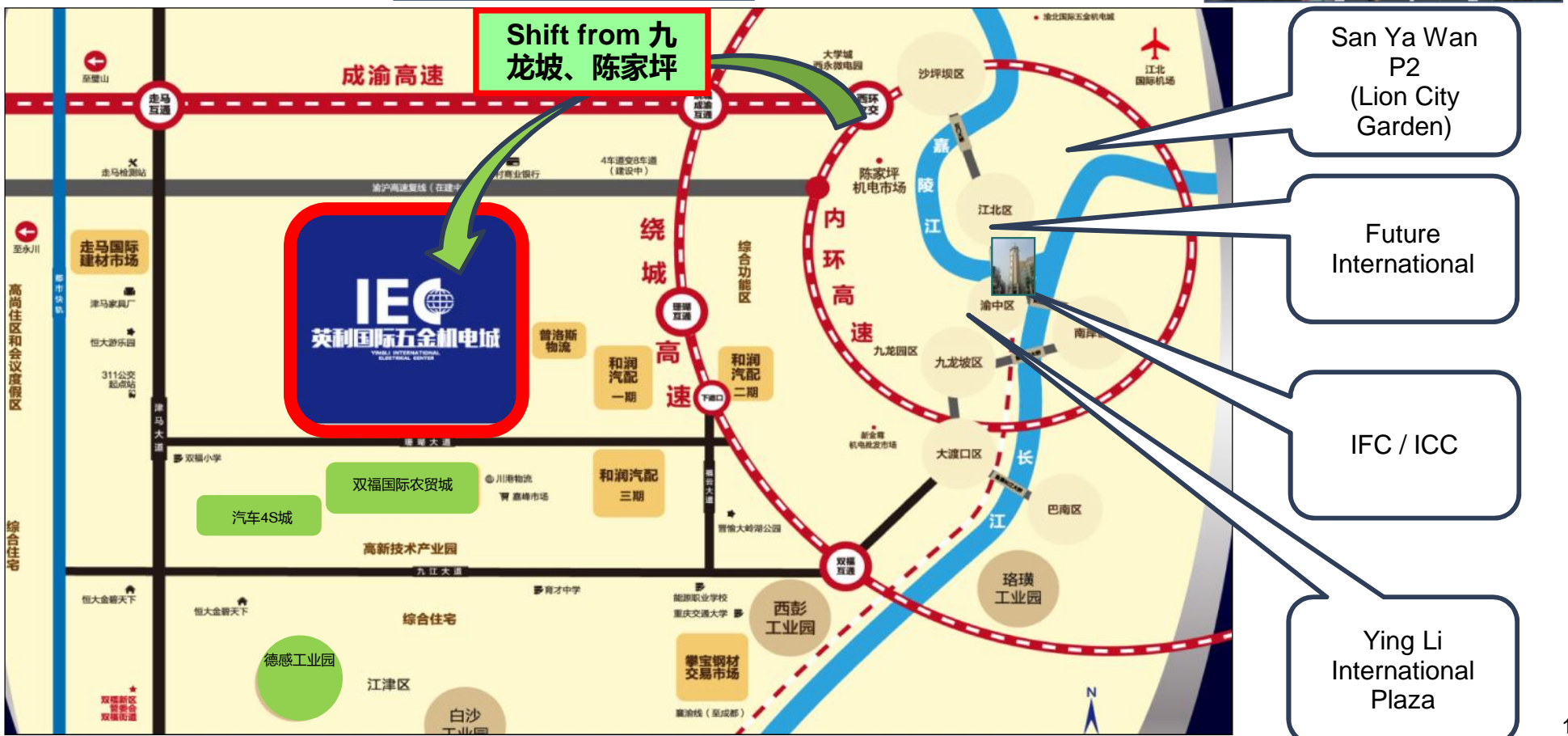
Type	Commercial ('Built-to-order' model)
Total Land Area: Phase 1 Phase 2A	~667,000 sqm ~199,773 sqm ~160,935 sqm
Phase 1 GFA Phase 2A GFA	~481,560 sqm ~150,000 sqm
Target Completion	Phase 1A: 4Q2016 (commenced) Phase 2A: 2017
Total sales and contracted pre-sales as of 30 Jun 2017 (Phase 1A and 2A)	RMB1,044 million

Broad View of Phase 1A and Phase 2A



Update (A): Ying Li International Hardware and Electrical Centre (IEC), Chongqing

- ✓ Amalgamation of Chongqing's hardware and electrical vendors at IEC
- ✓ Collaboration with Chongqing Hardware & Electrical Industry Association Alliance which provides the ready customer base for the project



Update (B): Ying Li International Commercial Centre (ICC), Chongqing

- ✓ Strategically located along Chongqing Financial Street in Chongqing's main CBD Jiefangbei
- ✓ Commenced pre-sales registration
- ✓ Phase 1 on track to complete in 2018



Type	Commercial (Retail / SOHO / Office)
Land Area	~18,400 sqm
Target Completion	Phase 1: 2018 Phase 2: 2020



Update (B): Ying Li International Commercial Centre (ICC), Chongqing

- ✓ High-end luxury SOHO Tower fitted with innovative smart home concept offers a higher quality of living
- ✓ Façade installation for SOHO Tower has completed and interior renovation is in progress
- ✓ Completed showroom reconfiguration and layout



Photos taken in Oct 2016

Update (C): New Everbright Centre, Beijing Tongzhou (Formerly Future Beijing)

- ✓ Mixed-used development located in the Tongzhou New City Canal Core Area, the second CBD of Beijing
- ✓ Approximately 2 million Beijing residents will gradually shift to Tongzhou as part of a massive urban extension project to relief the current over-crowded CBD area
- ✓ The SOHO Towers continue to register robust demand with contracted pre-sales as of 23 July 2017:
 - SOHO Tower 2 – 98.0% pre-sold amounting to approximately RMB1.90 billion, representing an ASP of RMB 35,800 sqm
 - SOHO Tower 3 – 86.0% pre-sold amounting to approximately RMB1.30 billion, representing an ASP of RMB 48,400 sqm



New Everbright Centre

Total GFA: ~770,000 sqm

Type	Residential / Office / Retail
Investment Cost	RMB559 million
Target Completion:	
Phase 1 (Residential)	2017/2018
Phase 2 (Office)	2019
Phase 3 (Office, Retail)	2021
Total contracted pre-sales as of 23 July 2017	SOHO Tower 1 = RMB1.06 bn (100%) SOHO Tower 2 = RMB1.90 bn (98.0%) SOHO Tower 3 = RMB1.30 bn (86.0%)
Investment Stake:	approximately 15%

Update (C): New Everbright Centre, Beijing Tongzhou

(Formerly Future Beijing)

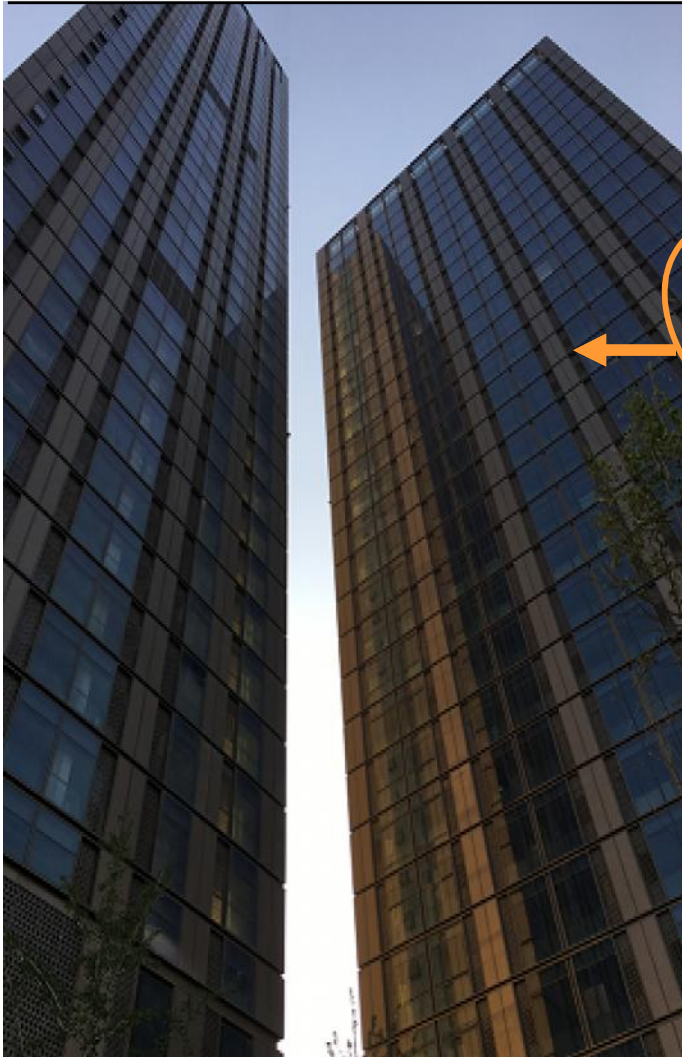
- ✓ Connected to two Beijing subway lines (R1 and Line 6)
- ✓ 30 minutes away from the main Beijing CBD via subway
- ✓ 16km to current Beijing Capital International Airport and approximately 45km to the future 2nd Beijing Airport (targeted to complete by fourth quarter of 2018)
- ✓ Will be home to Universal Studio's 6th theme park which will be its largest in the world by 2020



* Line 6 under construction; target to complete in 2017

Update (C): New Everbright Centre, Beijing Tongzhou (Formerly Future Beijing)

- ✓ Façade installation completed for all 4 SOHO Towers
- ✓ Renovation works for interior common areas are ongoing and nearing completion
- ✓ Broke ground for the office/retail land site



Actual site: Completed façade for SOHO Towers



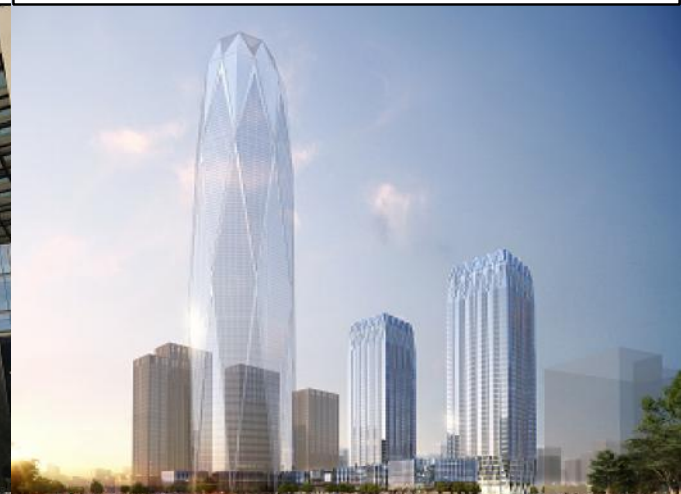
Artist's impression of entire project



Actual site: Broke ground for the office/retail land site



Actual site: Project showroom



Artist's impression of entire project

Update (D): San Ya Wan Phase 2 (Lion City Garden), Chongqing

- ✓ Garden-like residential community comprising quality apartments targeted for the emerging middle class
- ✓ Final Phase (2D) is in planning stage
- ✓ Buyers have largely moved in upon handover of Phase 2A, 2B and 2C
- ✓ As at 30 Jun 2017, total sales and contracted pre-sales for Phase 2A, 2B and 2C amounted to RMB826 million



Type	Residential / Retail
Target Completion	Phase 2A: 2015 (commenced) Phase 2B: 2016 (commenced) Phase 2C: 2017 (commenced)
Total sales and contracted pre-sales as of 30 Jun 2017 (Phase 2A, 2B, 2C)	RMB826 million

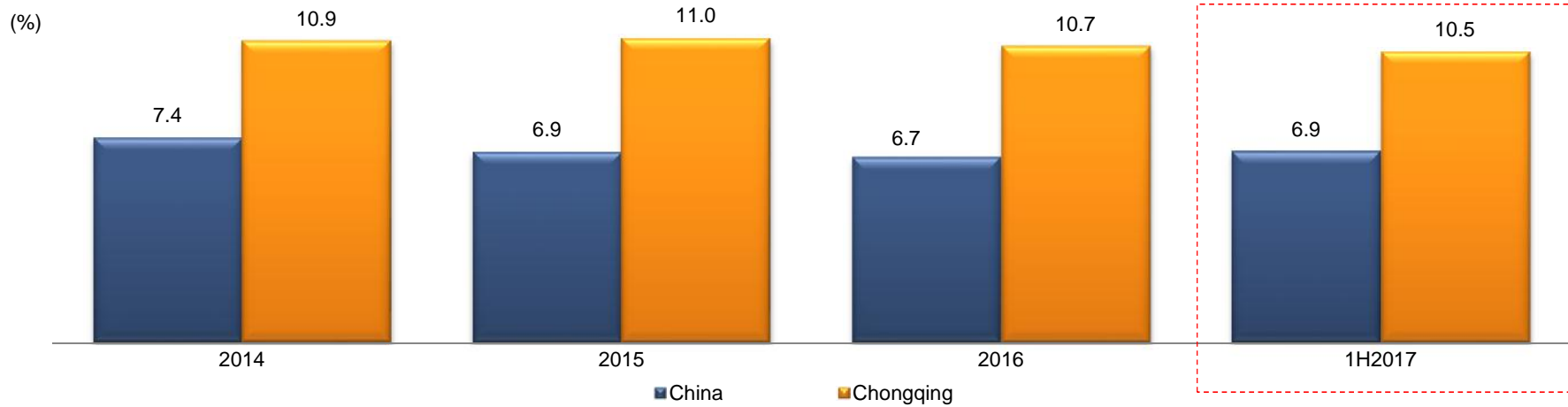


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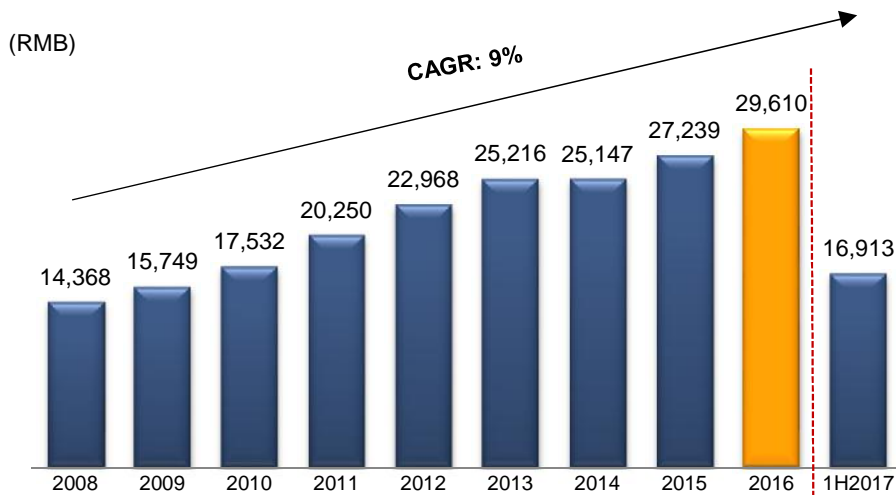
Market Outlook

Market Outlook

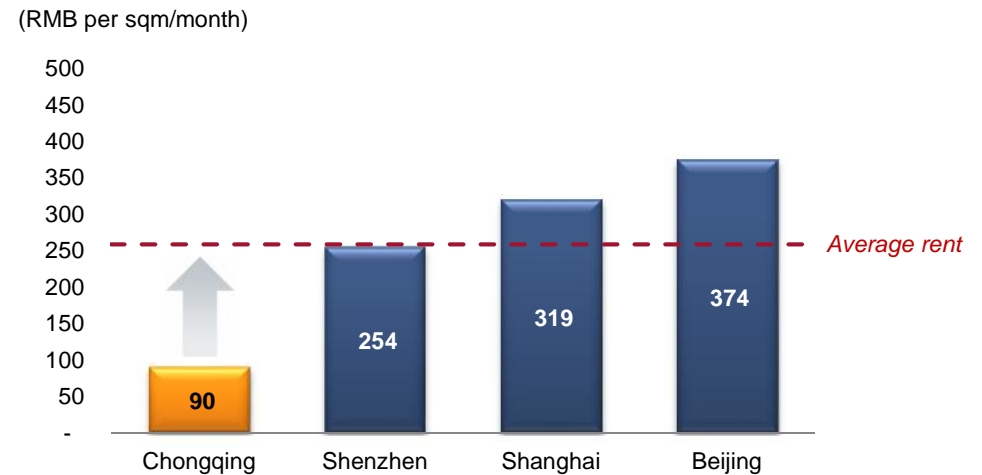
Chongqing : The highest GDP growth in China



Growing disposable income per capita

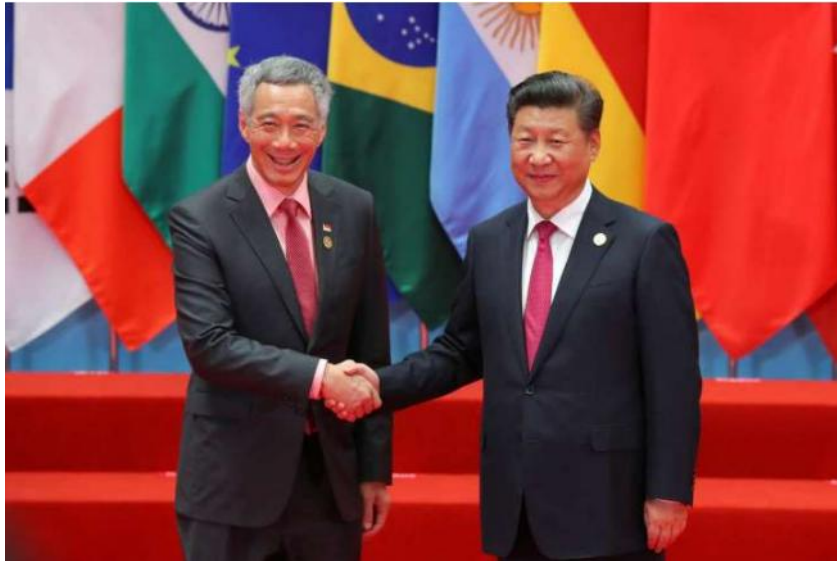


Grade A office monthly rental rate



Exposure to Fast Economic Growth of Chongqing: 3 Key Developments to Boost Economic Growth

3rd G-to-G project is in Chongqing



Source: Ministry of Communications and Information

China and Singapore have three G-to-G projects

- 1) Suzhou Industrial Park (1994) in east China's Jiangsu Province
- 2) Tianjin Eco-city (2008) in north China
- 3) The 3rd G-to-G project is in Chongqing, known as 'China-Singapore (Chongqing) Demonstration Initiative on Strategic Connectivity'

■ Four main areas of collaboration:

- Financial services
- Aviation
- Logistics
- Information Technology

- Chongqing will be a high-level innovation zone utilizing the city's geographical position close to western regions and the Yangtze River economic belt

Belt and Road (一带一路)

China's One Belt, One Road initiative



Source: Bloomberg, Straits Times Graphics

One of the 7 New FTZs

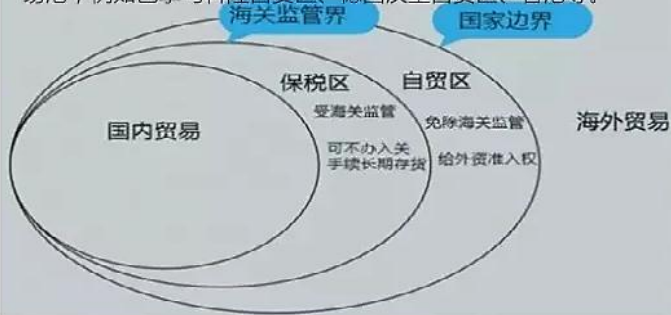


Sources: Caixin Online; Chongqing Economic Times

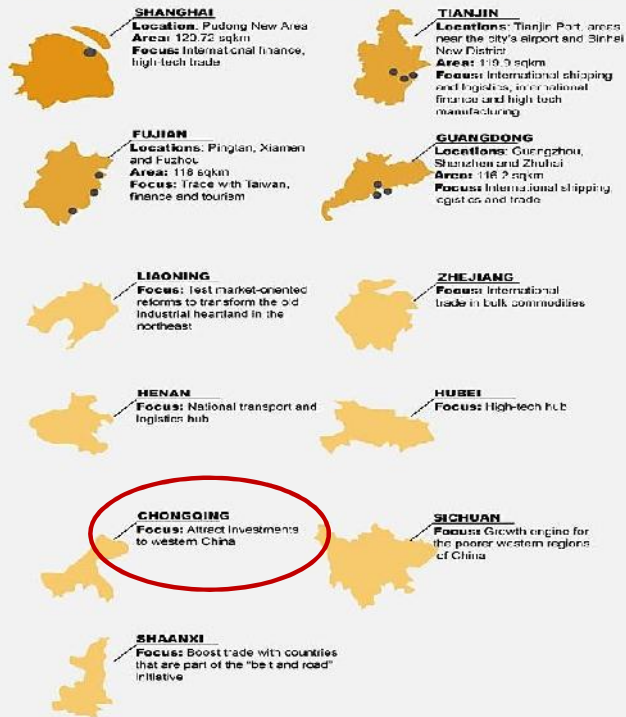
Exposure to Fast Economic Growth of Chongqing: Chongqing Selected as One of the 7 New FTZs

什么是自贸区？

指在一国的部分领土内运入任何货物，被认为在关境以外，并免于实施惯常的海关监督制度。目前世界上有600多个自由贸易港，例如巴拿马科隆自贸区、德国汉堡自贸区、香港等。



DETAILS OF CHINA'S FREE-TRADE ZONES



What is a Free Trade Zone (FTZ)?

A FTZ is an area set up in a sole country or region within which goods may be landed, handled, manufactured or reconfigured, and re-exported without the intervention of customs authorities. It is set up with the aim of lowering international trade cost and boosting export and international investment.

Differences between Bonded Areas and FTZs:

- 1 Import and export of goods are customs supervised in Bonded Areas but not in FTZs.
- 2 Most goods in FTZ are managed by gate sentry whereby procedures are simplified and the transaction costs are lower. Goods in Bonded Area are managed by bookkeeping since the tariff and tax exemption are only temporary.
- 3 FTZ acts as a logistics distribution center with large volumes of goods flowing in and out with well-developed trade processing which will lead to regional economic development. Bonded Area mainly serves as entrepot, not a major impetus to regional economic development.

Why Chongqing?

- Strategic and pivotal role as the gateway to western China.
- Location: Liangjiang New Area, the western logistics park and a micro-electronics park
Size: 120 sq km
Focus: To attract investments to western China
- Next step:
 - Ministry of Commerce will meet with the relevant departments to study the FTZ program and perform all necessary checks before implementation.



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Thank you