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

PROFIT GUIDANCE FOR FIRST HALF ENDING 30 JUNE 2010

The Board of Directors (the "**Board**") of Ying Li International Real Estate Limited (the "**Company**", and together with its subsidiaries, the "**Group**") notes that, given the Company's stage of development and the nature of its business, significant fluctuations in the net profit after tax of the Group can and will occur. For instance, in the first half of 2010 (being 6 months ending 30 June 2010), the Group will:

(a) record administrative and interest expense arising from the issuance of the S$200 million 4.00% convertible bonds (while the benefits arising from the convertible bonds will only be reflected upon the completion of the acquisition of new development sites); and

(b) record lower sales on San Ya Wan Phase 1 due to market timing factors (although the market timing factors issues are expected to reverse in the second half of 2010).

As a result, the Board considers it appropriate to issue guidance in respect of the unaudited financial results of the Group for the first half ending 30 June 2010. Following a preliminary assessment of the Group's unaudited financial results for the first quarter ended 31 March 2010 ("**1Q2010**"), the Board believes that the Group will register a net loss in 1Q2010, compared to the net profit of approximately RMB14,000 in 1Q2009, for the reasons set out above. Similarly, the Board expects that the Group will also register a net loss in the second quarter ending 30 June 2010 ("**2Q2010**"). However, barring unforeseen circumstances, the Board expects the Group to be overall profitable in the financial year 2010.

Further details of the Group's financial performance will be disclosed when the Company announces the unaudited financial results of the Group for 1Q2010 and 2Q2010 in due course.

By Order of the Board
Ying Li International Real Estate Limited

Xie Xin
Director
3 May 2010

J.P. Morgan (S.E.A.) Limited is the financial adviser to the Company in relation to the reverse takeover of the Group. This announcement has been prepared and released by the Group.