

英利国际置业

YING LI INTERNATIONAL REAL ESTATE

1st Quarter 2011 Results Presentation

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Agenda

1. 1Q 2011 Financial Results

2. Business Updates & Outlook

1Q 2011
Financial Results



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1Q 2011 –Revenue

	1Q 2011 (RMB'000)	1Q 2010 (RMB'000)	% Change
Sales Revenue	18,869	382	4,839.5%
Rental Revenue	11,191	11,215	(0.2%)
Total Revenue	**30,060**	**11,597**	**159.2%**

- **Increased Group revenue for the three months and quarter ended 31 Mar 2011 by 159.2% to RMB30.1million.**

- **Increased Sales of Properties for the three months and quarter ended 31 Mar 2011 by 4,839.5% to RMB 18.9million.**

- **Constant Rental Income for the three months and quarter ended 31 Mar 2011 at RMB 11.2million.**

1Q 2011 – Gross Profit and Margin

	1Q 2011 (RMB'000)	Gross Profit Margin		1Q 2010 (RMB'000)	Gross Profit Margin
Sales of Properties	8,043	42.6%		243	63.6%
Rental Income	7,785	69.6%		7,737	69.0%
Total Gross Profit	**15,828**	**52.7%**		**7,980**	**68.8%**

- **Gross profit margin decreased by 16.1 percentage point for the three months and quarter ended 31 Mar 2011**

1Q 2011 – Profit / (Loss) attributable to owners of the parent

Profit / (Loss) attributable to :	1Q 2011 (RMB'000)	1Q 2010 (RMB'000)	% CHANGE
- Owners of the parent	(4,195)	(13,496)	(68.9%)
- Non-Controlling Interest (NCI)	(326)	(247)	32.0%
Profit / (Loss) for the period	**(4,521)**	**(13,743)**	**(67.1%)**

- **Decreased Loss attributable to the Owner of the parent by 68.9% to RMB 4.2million for the three months and quarter ended 31 Mar 2011**

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1Q 2011 –Statements of Financial Position

	31 Mar 11 (RMB'000)	31 Dec 10 (RMB'000)
Total Assets	**5,176,561**	**5,220,736**
Total Liabilities	**2,638,869**	**2,669,959**
Total Equity	**2,537,692**	**2,550,777**

- **Decrease in Total assets by RMB44.2 million to RMB5,176.6million**
- **Decrease in Total liabilities by RMB31.1million to RMB2,638.9 million**
- **Decrease in Total equity by RMB13.1million to RMB2,537.7 million**

Business Update & Outlook



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Business Update & Outlook – Chongqing's Property Landscape

- **Chongqing's Property Landscape for 1Q 2011**
  - Office property prices increased 22.79% q-o-q to RMB20,875 per sq.m^
  - Average Grade A office availability ratio went up 7.91 percentage point q-o-q to 29.42% this quarter^
  - Yuzhong District's Grade A office availability ratio remain low at 8.34% with rental rate increasing 13.70% to an average of RMB 82 per sq.m per month^
  - The average luxury apartments saw a sharp quarterly growth with prices increasing 9.5% q-o-q to RMB11,625 per sq.m and rental rate rising 5.9% q-o-q to RMB 29.3 per sq.m per month*
  - Overall, residential property prices increased 32.13% y-o-y but declined 1.00% q-o-q to RMB 6,459 per sq.m^
  - The prime retail market average ground floor rental rate came down slightly by 2.5% q-o-q to RMB 22.4 per sq.m per day due to lower quotations rendered by new projects*

* Source: CBRE research
^ Source: DTZ research

Business Update & Outlook – IFC

IFC Construction progress



IFC's 22nd Floor Office Showroom under renovation





- **IFC Office tower construction is currently at the 53rd floor and will be completed for occupancy by end 2011**

- **Preview launch sold 8 lower floors office units of approximately 16,000sq.m at an average price of about RMB24,000 per sqm with record high price of RMB27,000 per sqm**

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Business Update & Outlook – IFC

IFC's Retail Podium



- **Poly Cinema, a key tenant, taking up the entire top most level of the retail podium**

- **Finalizing negotiations with the remaining interested parties**

- **Retail podium to be launched by end 2011**

Business Update & Outlook – Da Ping Project

Da Ping Construction Progress



- Da Ping Project - prime land bank in the heart of Yuzhong district, intersected by the LRT and Subway lines with direct access to the 42 bus lines and main road intersections leading to Shapingba and Yangjiaping key districts

- Integrated development project, with high-end residential / serviced residence and retail components with planned GFA of over 400,000sqm

- Tower 1: Finalizing ground works

- Tower 3: Commencing construction

- Tower 2, 4 and 5: Construction progress currently at B1

- On track to launch the residential units pre-sales during 4Q 2011

- Expected full completion in 1H 2013

Business Update & Outlook – Wu Yi Road Project

Wu Yi Road Project Progress



- **160,000 sq.m of integrated Grade A office space and high-end commercial space located on the highly anticipated Chongqing Financial Street**
- **Earthworks in progress**

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



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