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 3rd QUARTER RESULTS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2018

The Board of Directors of Ying Li International Real Estate Limited (the "**Company**" and together with its subsidiaries, the **"Group"**) is pleased to set out its responses to the queries raised by the Singapore Exchange Securities Trading Limited (**"SGX"**) in connection with the release of 3rd quarter results for the financial period ended 30 September 2018.

Query 1
On page 9 of the Company's 3Q2018 results, the Company disclosed "The increase in finance costs of RMB27.2 million to RMB54.1 million for 3QFY2018 (3QFY2017: RMB26.9 million), is mainly due to the termination of finance costs capitalisation upon disposal of Ying Li International Commercial Centre from 4QFY2017 onwards.". In relation to the termination of finance costs, please disclose how much is the underlying loan which resulted in the significant interest expense increase of RMB 27.2 million. Please provide details of the loan and when will it mature and how repayment will be financed or funded.

Response
The underlying loans which resulted in the significant interest expenses increase of RMB 27.2 million amounted to RMB 1.45 billion. Of which, about 26.6% of it are current and remaining are non-current. Please note that 76.3% of these loans are secured by Ying Li's retail mall and office properties, and are targeted to be refinanced when due.

As for the remaining amount that are not targeted to be refinanced, the repayment will be funded by the combination of (i) Group's existing cash balance, (ii) gradually pay down the loan principal when due from the rental income collected at the retail malls and office properties, and (iii) sales proceeds collected from sales of properties.

Query 2
On page 11 of the Company's 3Q2018 results, in relation to the outlook that the Company provided, please disclose the take-up rate to-date for the following projects:
(i) Phase 2D of Lion City Garden;
(ii) Phase 1 construction, consisting of 4 SOHO towers that has been fully completed; and
(iii) Phase 2 construction, which consist mainly two office towers and part of retail podium.

Response

As of 30 September 2018,

(i) Phase 2D of Lion City Garden had not been launched;

(ii) The take up rate of Phase 1 construction, consisting of 4 SOHO towers that has been fully completed, was 69.8%; and

(iii) The take up rate of Phase 2 construction, which consist mainly two office towers and part of retail podium, was 25.0%.

By Order of the Board

Ying Li International Real Estate Limited

Fang Ming

Executive Chairman and Group CEO

19 December 2018