



英利国际置业
YING LI INTERNATIONAL
REAL ESTATE



2nd Quarter 2011 Results Presentation

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Agenda

1. 2Q 2011 Financial Results

2. Chongqing's Economy Updates & Outlook

3. Business Updates & Outlook

2Q 2011 Financial Results



2Q 2011 – Revenue

	2Q 2011 (RMB'000)	2Q 2010 (RMB'000)	% Change
Sales Revenue	27,888	2,558	990.2%
Rental Revenue	11,242	11,170	0.6%
Total Revenue	39,130	13,278	185.0%

- Increased Group revenue for the 3 months ended 30 Jun 2011 by 185.0% to RMB39.1million. mainly due to higher revenue recorded by the Sale of Properties segment
- Increased Sales of Properties for the 3 months ended 30 Jun 2011 by 990.2% to RMB 27.9million of which RMB 23.7million was generated from sales of investment properties
- Increased Rental Income for the 3 months ended 30 Jun 2011 by 0.6% to RMB 11.2million

2Q 2011 – Gross Profit and Margin

	2Q 2011 (RMB'000)	Gross Profit Margin		2Q 2010 (RMB'000)	Gross Profit Margin
Sales of Properties	2,237	8.0%		1,145	44.8%
Rental Income	8,076	71.8%		7,927	71.0%
Total Gross Profit	10,313	26.4%		9,072	66.1%

- Gross profit margin decreased by 39.7 percentage points to 26.4% for the three months ended 30 Jun 2011, due to lower gross profit margin achieved from the Sale of Properties segment.

2Q 2011 – Profit / (Loss) attributable to owners of the parent

Profit / (Loss) attributable to :	2Q 2011 (RMB'000)	2Q 2010 (RMB'000)	% CHANGE
- Owners of the parent	(16,674)	(21,387)	(22.0%)
- Non-Controlling Interest (NCI)	(1,672)	(86)	1,844.2%
Profit / (Loss) for the period	(18,346)	(21,473)	(14.6%)

- Decreased Loss attributable to the Owner of the parent by 22.0% to RMB 16.7million for the three months ended 30 Jun 2011 due to:
 - (i) lower gross profit as a result of additional LAT expense incurred;
 - (ii) breakeven gross profit from the disposal of investment properties; and
 - (iii) higher operating expenses partially offset by saving in interest expense.

2Q 2011 –Statements of Financial Position

(RMB'000)	30 Jun 11	31 Dec 10
Total Assets	5,291,058	5,220,736
Total Liabilities	2,776,820	2,669,954
Total Equity	2,514,238	2,550,782
Net Gearing	52.0%	41.1%

- Increase in Total assets by RMB70.3 million to RMB5,291.1million
- Increase in Total liabilities by RMB106.9million to RMB2,776.8 million
- Decrease in Total equity by RMB36.6million to RMB2,514.2 million

Chongqing's Economy Update & Outlook



Chongqing's Economic Indicators

Chongqing 1H 2011 (Jan – Jun) Economic Indicators

Indicators	Unit	Value	Change y-o-y (%)
GDP	RMB 100million	4,450.37	16.50
Industrial Output	RMB 100million	5,266.17	28.10
Fixed Asset Investment	RMB 100million	3,034.86	30.09
Utilized FDI	US\$ 100 million	29.30	135.00
Retail Sales	RMB 100million	1,664.79	18.28
Disposable Income per capita	RMB	10,382.69	14.31
Consumer Price Index		105.12	5.12

Source: Chongqing Statistical Bureau

- Chongqing 1H 2011 GDP increased 16.5% y-o-y, 6.9 percentage point higher than the national average level of 9.6%, ranking 1st in Western China and 2nd in China
- Utilized FDI in Chongqing reached USD 2.9 billion, increase of 135% y-o-y, highest growth rate in China
- Total retail sales of consumer goods up 18.3% y-o-y, 1.5 percentage point faster than the national average level, ranking 2nd in Western China and 4th in China

Chongqing's Investment Landscape

• Chongqing's Investment Landscape for 1H 2011

- Chongqing continues to develop and establish itself as the financial center in Western China, attracting foreign banks, new entrants being Deutsche Bank and ANZ Bank
- Chongqing Financial Assets Exchange became the first financial assets transaction platform in Western China
- Chongqing Jiefangbei was selected as one of 2011 Most Influential Central Business Districts of China during China's Financial Summit Forum
- Chongqing to become Ford's second largest automotive centre in the world outside of Detroit with three production lines
- Bayer AG, German pharmaceutical and chemical producer, to invest €110million in Chongqing, extending Bayer's network to southwestern China
- Taiwanese companies from all sectors ranked Chongqing as the 3rd most likely city to attract future investment
- 10,000km long freight rail connection between Antwerp, Europe 2nd largest port, and Chongqing officially launched.
- First cargo flight from Chongqing to United States launched
- Finnair to launch direct flights from Helsinki to Chongqing in May 2012, the carrier's fourth Chinese cities destination after Beijing, Shanghai and SAR of Hong Kong

Chongqing's Property Landscape

• Chongqing's Property Landscape for 2Q 2011

- Grade A office property prices increased 8.58% q-o-q to RMB22,667 per sq.m as more investors shift their attention to commercial real estate investment with grade A office property a favorable choice^
- Average Grade A office availability ratio dropped 4.82 percentage point q-o-q to 24.60% this quarter^ and Yuzhong District's Grade A office availability ratio dropped to 5.59%
- Luxury apartments sharp quarterly growth with average prices increasing 8.5% q-o-q to RMB12,609 per sq.m and rental rate rising 5.5% q-o-q to RMB 30.9 per sq.m per month*
- Average housing price in Yuzhong district at RMB 11,537 per sq.m, the highest price within the city's districts^ as at 15 May 2011,
- Prime retail market average ground floor rental rate came down slightly by 0.3% q-o-q to RMB 22.3 per sq.m per day*

* Source: CBRE research

^ Source: DTZ research

Business Update & Outlook



Business Update & Outlook –IFC

IFC Construction progress



GRADE 'A' OFFICE

- Completed the structural construction of IFC's 61 storey Office tower

RETAIL PODIUM

- Leased out approximately 50% of the retail space to both international and local brands
- Finalizing negotiations with the remaining interested parties
- Retail podium remains on schedule to be launched by end 2011

*Photo as at August 2011

Business Update & Outlook – IFC

IFC's 22nd Floor Office Showroom



Business Update & Outlook – San Ya Wan Phase 1A

San Ya Wan Phase 1A



*Photo as at August 2011

- **San Ya Wan Phase 1A is an 18,000 sq.m extension of Phase 1, Western China largest integrated wholesale distribution centre in the heart of Liangjiang New Area**

Business Update & Outlook – Da Ping Project

Da Ping Construction Progress



*Photo as at August 2011

- **Da Ping Project - Integrated development project, with high-end residential / serviced residence and retail components with planned GFA of over 400,000sqm in the heart of Yuzhong district**
- **Tower 1: Completion of earth works, commencing construction**
- **Tower 3: Commencing construction**
- **Tower 2: Construction progress currently at ground level**
- **Tower 4 & 5: Construction progress currently at 3rd floor**
- **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



*Photo as at August 2011

- **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

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