



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

**RESPONSE TO SGX QUERIES ON ANNOUNCEMENT OF QUARTERLY RESULTS FOR THE QUARTER ENDED
30 JUNE 2011**

The Board of Directors of Ying Li International Real Estate Limited (the “**Company**”) is pleased to announce its response to the queries raised by the Singapore Exchange Securities Trading Limited (“SGX”) in connection with the announcement made by the Company on 12 August 2011 with regards to the quarterly results for the quarter ended 30 June 2011.

Query (a)

On Page 3 of the financial results, the Company reported that S\$200 million 4% convertible bonds were issued on 3 March 2010 to fund the acquisition of new development sites, possible strategic investments, joint ventures, offer acquisitions and strategic alliances when appropriate opportunities arise.

The Company also disclosed details of how the proceeds from the convertible bonds have been applied to date. We note that S\$102.32 million has been used on “Capital injection into subsidiaries”.

Please provide a breakdown of “Capital injection into subsidiaries” by usage.

Response to Query (a)

Subsidiaries	Usage	SGD (mil)
Capital injection into Chongqing Yingli Qipaifang Real Estate Development Co., Ltd.	Payment of the outstanding consideration and the lease tax in respect of the acquisition of the Da Ping Project Landbank as announced on 11 June 2010	12.32
Capital injection into Chongqing Yingli Shiny Profit Real Estate Co., Ltd.	Partial payment for the acquisition of the Wu Yi Road land parcel as announced on 30 Dec 2010 and 14 January 2011	90.00
		102.32

Query (b)

On Page 4 of the financial results, the Company reported a cash outflow of RMB130 million from the increase in development properties. Please provide details of the increase in development properties.

Response to Query (b)

Project name	Construction cost Outflow	Disposal (Inflow)	Net cash outflow
	RMB (mil)	RMB (mil)	RMB (mil)
Int'l Financial Centre	115.4	-	115.4
Da Ping	32.7	-	32.7
Wu Yi Road	1.8	-	1.8
Sanyawan	2.4	(8.0)	(5.6)
New York New York	-	(14.3)	(14.3)
Total	152.3	(22.3)	130.0

By Order of the Board
Ying Li International Real Estate Limited

Fang Ming
Director
16 August 2011