



Share Information

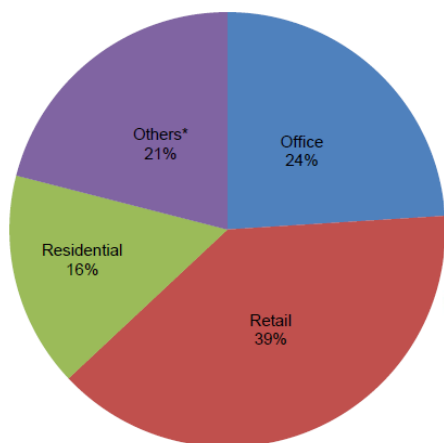
Listed	Mainboard of Singapore Exchange
Tickers	SGX-ST:5DM
Share Price as at 31 March 2015	SGD 0.225
Market Capitalization	Approximately SGD 576 million
Total Shares Outstanding	2.557 billion

Ying Li International Real Estate Limited together with its subsidiaries (“Ying Li” or the “Group”) is an established premier Chongqing-based property developer, principally engaged in the development, sale, rental, management and long-term ownership of high quality commercial and residential properties in the prime locations of Chongqing and Beijing.

Established in 1993, Ying Li has a strong reputation for innovative urban design and renewal, having transformed areas of an old city into high-value urban integrated commercial developments of office space and shopping malls.

Portfolio Updates

Diversified Assets (% by total GFA)



Source: Company information
*includes car parks

Selected Office Tenants



Top 5 tenants account for 34.3% of office rental space

Tenant A	13.2%
Tenant B	8.7%
Tenant C	4.4%
Tenant D	4.3%
Tenant E	3.7%

WALE ⁽¹⁾ :	3.4 years
Occupancy ⁽¹⁾ :	86.4%

Selected Retail Tenants



Top 5 tenants account for 55.9% of retail rental space

Tenant A	29.9%
Tenant B	9.6%
Tenant C	9.5%
Tenant D	3.5%
Tenant E	3.4%

WALE ⁽²⁾ :	9.0 years
Occupancy ⁽²⁾ :	83.8%



2015 Quarterly Factsheet: 1Q2015

1Q2015 Financial Highlights

	1Q2015	1Q2014	% Change
Revenue (RMB million)	100,234	279,702	(64.2%)
Gross Profit (RMB million)	55,168	108,576	(49.2%)
EBITA ⁽¹⁾	23,946	77,044	(68.9%)
Profit/(Loss) Before Income Tax	633	52,956	(98.8%)
Net Profit/(Loss) After Tax	(1,005)	33,452	N.A

Source: Company financials

(1) EBITA is derived from the summation of profit or the period (before tax), minority interest, depreciation and amortisation, tax and interest expense

1Q2015 Financial Ratios

	1Q2015	1Q2014
EPS (RMB per share)	(0.002)	0.017
NAV (RMB per share)	1.96	1.57
Net Debt to Total Equity Ratio (%)	55.5	64.0
Total Debt to Total Assets (%)	40.8	36.0
Total Debt to EBITA ^(1,2) (x)	9.6	6.6
Interest Coverage ⁽³⁾ (x)	6.7	4.8

Source: Company financials

(1) EBITA is derived from the summation of profit or the period (before tax), minority interest, depreciation and amortisation, tax and interest expense

(2) Derived using: Total Debt for the quarter/EBITA for the last 12 months ("LTM")

(3) Derived using: LTM EBITA/LTM Interest Expenses