

Company Registration No. CT-140095

UNAUDITED FIRST QUARTER ("Q1 2009") FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT OF THE FINANCIAL YEAR ENDING 31 DECEMBER 2009 ("FY2009")

PART1 INFORMATION REQUIRED FOR ANNOUNCEMENT OF QUARTERLY (Q1, Q2 & Q3), FULL YEAR RESULTS

1.(a)(i) A profit and loss statement for the group for the period ended 31 March 2009 together with a comparative statement for the corresponding period of the immediate preceding financial year

| | The Group | | |
|--|-----------|----------|--------|
| | Q1 | Q1 | |
| | 2009 | 2008 | % |
| | RMB'000 | RMB'000 | Change |
| Revenue | 11,105 | 94,120 | (88) |
| Cost of sales | (10,753) | (70,533) | (85) |
| Gross profit | 352 | 23,587 | (99) |
| Other operating income | 4,908 | 83,495 | (94) |
| Changes in fair value of investment property | (1,816) | - | N/M |
| General and administrative expenses | (12,254) | (9,668) | 27 |
| Selling and distribution expenses | (2,219) | (3,378) | (34) |
| Finance costs | (42,036) | (19,753) | 113 |
| (Loss)/Profit before tax | (53,065) | 74,283 | N/M |
| Income tax expense | (179) | (5,041) | (96) |
| Net (loss)/profit for the period | (53,244) | 69,242 | N/M |
| Attributable to: | | | |
| Equity holders of the company | (51,184) | 69,549 | N/M |
| Minority interests | (2,060) | (307) | 571 |
| | (53,244) | 69,242 | N/M |

[&]quot;Q1 2008" denotes the first financial quarter of the financial year ended 31 December 2008 ("FY2008")
"% Change" denotes increase/(decrease) in the relevant profit or loss item as compared with the comparative figure

[&]quot;N/M" denotes "Not meaningful"

1.(a)(ii) The accompanying notes to the financial statements form an integral part of the financial statements

| | The Group | | |
|--|-----------|----------|--------|
| | Q1 | Q1 | |
| | 2009 | 2008 | % |
| | RMB'000 | RMB'000 | Change |
| (Loss)/Profit before tax has been arrived at after charging/(crediting): | | | |
| Amortization of land use rights | 910 | 4 | N/M |
| Depreciation of property, plant and equipment | 2,600 | 480 | 442 |
| Foreign currency exchange loss/(gain) | 1,453 | (32,163) | N/M |
| Interest income | (101) | (2,012) | (95) |
| Interest expenses | 42,036 | 19,753 | 113 |
| Share-based payment | 884 | 1,386 | (36) |
| Loss on disposal of property, plant and equipment | 145 | - | N/M |
| Investment income from available-for-sale investment | - | (49,600) | N/M |
| Gain from disposal of subsidiaries | (5,249) | - | N/M |

[&]quot;Q1 2008" denotes the first financial quarter of the financial year ended 31 December 2008 ("FY2008")
"% Change" denotes increase/(decrease) in the relevant profit or loss item as compared with the comparative figure "N/M" denotes "Not meaningful".

1.(b)(i) A balance sheet (for the issuer and group) together with a comparative statement as at the end of the immediately preceding financial year

| | The G | roup | The Com | npany |
|--|------------------|-------------|----------|-------------|
| | 31 March | 31 December | 31 March | 31 December |
| | 2009 | 2008 | 2009 | 2008 |
| | RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| Non-current assets | 11.11.2 000 | 111112 000 | 2 000 | 111112 000 |
| Property, plant and equipment | 94,904 | 98,753 | 10 | 11 |
| Land use rights | 526 | 530 | - | |
| Investment properties | 216,324 | 301,517 | _ | _ |
| Prepayments and other receivables | 8,443 | 7,840 | _ | |
| Investments in subsidiaries | 0,443 | 7,040 | 210,330 | 210 220 |
| | 20 775 | 20.775 | 210,330 | 210,330 |
| Available-for-sale investments | 32,775 | 32,775 | | |
| | 050.070 | 444 445 | 040.040 | 010.011 |
| A | 352,972 | 441,415 | 210,340 | 210,341 |
| Current assets | 470 470 | 170.005 | | |
| Land use rights | 170,178 | 170,905 | - | - |
| Completed properties for sale | 82,171 | 85,250 | - | - |
| Properties under development for sale | 1,156,355 | 1,102,253 | - | - |
| Inventories | 115 | 118 | - | - |
| Trade receivables | 9,039 | 9,127 | - | - |
| Prepayments and other receivables | 354,798 | 315,561 | 622 | 630 |
| Amounts due from subsidiaries | | - | 573,322 | 574,627 |
| Amounts due from related parties [^] | 99,036 | 99,036 | - | - |
| Pledged bank deposits | 44,404 | 43,909 | - | - |
| Bank balances and cash | 63,656 | 106,867 | 213 | 624 |
| | | | | |
| | 1,979,752 | 1,933,026 | 574,157 | 575,881 |
| Current liabilities | | | | |
| Trade payables | 108,687 | 114,869 | - | - |
| Sales deposits | 250,324 | 231,729 | - | - |
| Accruals and other payables | 140,442 | 124,953 | 672 | 1,346 |
| Amount due to subsidiaries | - | - | 6,263 | 6,152 |
| Amounts due to related party [^] | 25,437 | 29,158 | 10,888 | 10,888 |
| Income tax payable | 35,971 | 36,787 | - | - |
| Convertible bond | 224,897 | 218,938 | 224,897 | 218,938 |
| Bank and other borrowings | 808,211 | 824,040 | - | -, |
| ŭ | <u> </u> | | | |
| | 1,593,969 | 1,580,474 | 242,720 | 237,324 |
| | | | | |
| Net current assets | 385,783 | 352,552 | 331,437 | 338,557 |
| | | | | |
| | 738,755 | 793,967 | 541,777 | 548,898 |
| Capital and reserves | | | | |
| Issued capital | 305,888 | 305,888 | 305,888 | 305,888 |
| Share premium | 224,094 | 224,094 | 224,094 | 224,094 |
| Capital reserve | 49,031 | 49,031 | - | 224,004 |
| Revaluation reserve | 884 | 884 | _ | _ |
| Bond reserve | 39,485 | 39,485 | 39,485 | 39,485 |
| Share option reserve | 15,167 | 14,283 | 15,167 | 14,283 |
| Accumulated losses | • | (13,835) | (42,857) | |
| Accumulated losses | (65,019) | (13,033) | (42,031) | (34,852) |
| Equity attributable to equity holders of the Company | 569,530 | 619,830 | 541,777 | 548,898 |
| | | | 341,777 | 340,030 |
| Minority interests | 81,875 | 83,935 | | |
| Total equity | 651 405 | 702 765 | E41 777 | E40 000 |
| Total equity | 651,405 | 703,765 | 541,777 | 548,898 |
| Non-current liabilities | | | | |
| Non-current liabilities Bank and other borrowings | 20 500 | 42,500 | | |
| Deferred tax liabilities | 39,500 47,850 | , | - | - |
| Deterred tax ilabilities | 47,000 | 47,702 | | |
| | 07.050 | 00.000 | | |
| | 87,350 | 90,202 | | |
| | 700 7FF | 702.067 | E11 777 | E40 000 |
| | 738,755 | 793,967 | 541,777 | 548,898 |
| | | | | |

[^] Amounts due from/to related parties are unsecured, interest-free and repayable on demand.

1.(b)(ii) Aggregate amount of borrowings and debt securities for the Group.

| | As at 31 March 2009 RMB '000 | As at 31 December 2008 RMB '000 |
|---|---------------------------------------|--|
| Borrowings, secured | 1,072,608 | 1,085,478 |
| The borrowings are repayable: On demand or within one year More than one year | 1,033,108 39,500 1,072,608 | 1,042,978 42,500 1,085,478 |

Details of any collateral

The above borrowings are secured against:

- (a) a first fixed charge in respect of the Company's investment in its wholly-owned subsidiary; Elegant Jade Enterprises Limited (Elegant Jade) and a corporate guarantee by Elegant Jade;
- (b) certain investment properties and certain properties under development for sales of the Group;
- (c) a pledge over Elegant Jade's equity interest in certain subsidiaries;
- (d) a charge over the assets of Elegant Jade; an assignment over certain shareholders loans from Elegant Jade to its subsidiaries; and
- (e) certain pledged bank deposits.

1.(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

| | The Group | | |
|---|-----------------------|-----------------------|--|
| | Q1 2009 RMB'000 | Q1 2008 RMB'000 | |
| OPERATING ACTIVITIES (Loss)/Profit before tax | (53,065) | 74,283 | |
| Adjustments for: Depreciation of property, plant and equipment | 2,600 | 480 | |
| Investment income from available-for-sale investment | 1 452 | (49,600) (32,111) | |
| Foreign currency exchange loss/(gain) Share-based payment | 1,453 884 | 1,386 | |
| Amortization of land use rights | 910 145 | 4 | |
| Loss on disposal of property, plant and equipment Changes in fair value of investment properties | 1,816 | - | |
| Gain on disposal of subsidiaries Interest income | (5,249) | - (2.012) | |
| Interest income Interest expenses | (100) 42,036 | (2,012) 19,753 | |
| Operating cash flows before movements in working capital | (8,570) | 12,183 | |
| Completed properties for sale | 2,511 | (23,056) | |
| Properties under development for sale Inventories | (53,401) 3 | 9,517 | |
| Trade receivables | (477) | (509) | |
| Prepayments and other receivables Trade payables | (50,796) 11,275 | (273,315) 2,016 | |
| Sales deposits | 27,318 | 4,684 | |
| Accruals and other payables | 57,501 | 21,399 | |
| Cash used in operations | (14,636) | (247,081) | |
| Income tax paid | (931) | (10,265) | |
| NET CASH USED IN OPERATING ACTIVITIES | (15,567) | (257,346) | |
| INVESTING ACTIVITIES | (500) | (4.400) | |
| Purchase of property, plant and equipment Sales proceed from disposal of property, plant and equipment | (599) 289 | (1,433) | |
| Disposal of subsidiary (Note 1) | (457) | - | |
| (Increase)/Decrease in amounts due from related parties Receipt of investment income from available-for-sale investment | (22,652) | 769 48,600 | |
| Interest received | 100 | 2,012 | |
| NET CASH (USED IN)/GENERATED FROM INVESTING ACTIVITIES | (23,319) | 49,948 | |
| FINANCING ACTIVITIES | | | |
| Increase in bank and other borrowings Repayment of bank borrowings | - (4,850) | 24,000 (12,000) | |
| Increase in pledged bank deposits | (893) | (279) | |
| Interest paid Increase in amounts due to related parties | (1,196) 2,614 | (33,638) 3,067 | |
| NET CASH USED IN FINANCING ACTIVITIES | (4,325) | (18,850) | |
| DECREASE IN CASH AND CASH EQUIVALENTS | (43,211) | (226,248) | |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD | 106,867 | 509,559 | |
| CASH AND CASH EQUIVALENTS AT END OF PERIOD | 63,656 | 283,311 | |

Note 1:

Summary of cash flows arising from disposal of subsidiaries:

| | The Group | | |
|---|-----------|----------|--|
| | Q1 2009 | Q1 2008 | |
| | RMB'000 | RMB'000 | |
| Book value of net liabilities disposed | | | |
| Cash and bank balances | 544 | - | |
| Other current assets | 35,270 | - | |
| Non-current assets | 85,119 | - | |
| Current liabilities | (126,095) | | |
| Net identifiable liabilities disposed | (5,162) | - | |
| Gain on disposal | 5,249 | | |
| Proceeds from disposal | 87 | - | |
| Less: cash and bank balances of subsidiaries disposed | (544) | <u> </u> | |
| Net cash outflow from disposal of subsidiaries | (457) | _ | |

1.(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalization issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

| statement for the co | rrespond | ing perio | u or the in | imediatei | y precedi | _ | - | | | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|-----------------------------|----------------------|------------------|
| | | | | | | The Gr | oup | Attributable | | |
| | Share | Share | Capital | Share option | Revalua- tion | Bond | Accumul. | to equity holders of | Minority | |
| | capital RMB'000 | premium RMB'000 | reserve RMB'000 | reserve RMB'000 | reserve RMB'000 | reserve RMB'000 | losses RMB'000 | the Company RMB'000 | interests RMB'000 | Total RMB'000 |
| Bal at 1 January 2009 | 305,888 | 224,094 | 49,031 | 14,283 | 884 | 39,485 | (13,835) | 619,830 | 83,935 | 703,765 |
| Recognition of share-based payment | | | - | 884 | - | - | - | 884 | - | 884 |
| Net loss for the period | - | - | - | - | - | - | (51,184) | (51,184) | (2,060) | (53,244) |
| Bal at 31 March 2009 | 305,888 | 224,094 | 49,031 | 15,167 | 884 | 39,485 | (65,019) | 569,530 | 81,875 | 651,405 |
| | | | | | | The G | roup | | | |
| | | | | | Chara | THE GI | oup | Attributable | | |
| | | Share | Share | Capital | Share option | Bond | Retained | to equity holders of | Minority | |
| | | capital RMB'000 | premium RMB'000 | reserve RMB'000 | reserve RMB'000 | reserve RMB'000 | earnings RMB'000 | the Company RMB'000 | interests RMB'000 | Total RMB'000 |
| Bal at 1 January 2008 | | 261,404 | 204,521 | 49,031 | 462 | 39,485 | 279,309 | 834,212 | 47,453 | 881,665 |
| Dividend paid | | - | - | - | - | - | - | - | (25,479) | (25,479) |
| Incorporation of a subside | diary | - | - | - | - | - | - | - | 3,000 | 3,000 |
| Recognition of share-ba | sed | - | - | - | 1,387 | - | - | 1,387 | - | 1,387 |
| Net profit for the period | | - | - | - | | - | 69,549 | 69,549 | (307) | 69,242 |
| Bal at 31 March 2008 | | 261,404 | 204,521 | 49,031 | 1,849 | 39,485 | 348,858 | 905,148 | 24,667 | 929,815 |
| | | | | | Th | e Company | , | | | |
| | | | Share | Share | Share option | Bono | | lated | | |
| | | | capital RMB'000 | premium RMB'000 | reserve RMB'000 | Reserve RMB'000 | e lo | osses Tota 3'000 RMB'000 | | |
| Bal at 1 January 2009 | | | 305,888 | 224,094 | 14,283 | 39,485 | 5 (34 | ,852) 548,898 | 3 | |
| Recognition of share-ba Payment | sed | | - | - | 884 | - | - | - 884 | 1 | |
| Net loss for the period | | | - | - | - | | - (8 | ,005) (8,005 |) | |
| Bal at 31 March 2009 | | | 305,888 | 224,094 | 15,167 | 39,485 | 5 (42 | ,857) 541,77 | <u>7</u> | |
| | | | | | | e Company | , | | | |
| | | | Share | Share | Share option | Bond | | | | |
| | | | capital RMB'000 | premium RMB'000 | reserve RMB'000 | reserve RMB'000 | | osses Tota B'000 RMB'000 | | |
| Bal at 1 January 2008 | | | 261,404 | 204,521 | 462 | 39,485 | 5 (12 | 2,770) 493,102 | 2 | |
| Recognition of share-bapayment | sed | | - | - | 1,387 | - | - | - 1,387 | • | |
| Net loss for the period | | | - | - | - | - | - (3 | 3,375) (3,375) |) | |
| Bal at 31 March 2008 | | | 261,404 | 204,521 | 1,849 | 39,485 | i (10 | 6,145) 491,114 | <u> </u> | |

1.(d)(ii) Details of any changes in company's share capital arising from rights issue, bonus issue, share buy backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

There were no movements in the Company's share capital during the three months ended 31 March 2009.

Convertible Bond

On 6 December 2006, the Company issued a 7% secured subordinated US\$32 million convertible bond due 2011 ("Convertible Bond"). The Convertible Bond may be convertible into fully paid-up ordinary shares in the capital of the Company at the option of the holder, at any time on or after 6 December 2007 up to the close of business on 6 December 2011.

Due to an issuance of new ordinary shares during the year ended 31 December 2008, the conversion price for the Convertible Bonds was adjusted from S\$0.30 per share to S\$0.27226 per share pursuant to the terms of the Convertible Bond. Based on the adjusted conversion price of S\$0.27226 per ordinary share, the Convertible Bond may be converted into 183,354,146 ordinary shares in the capital of the Company.

Unless previously converted, purchased or cancelled, the Convertible Bond shall be redeemed by the Company at 100% of their principal amount on 6 December 2011.

Sunshine Employee Share Option Scheme

Pursuant to the Sunshine Employee Share Option Scheme ("SESOS"), which was approved by the Company's shareholders at the Extraordinary General Meeting held on 30 April 2007, a total of 60,000,000 share options were granted to the eligible employees on 29 November 2007.

8,850,000 share options under the SESOS were cancelled due to staff resignation during the year ended 31 December 2008, and the number of ordinary shares that may be issued upon exercise of all share options outstanding as at 31 March 2009 was 51,150,000 (31 March 2008: 60,000,000).

1.(d)(iii) The total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

Total number of issued ordinary shares (excluding treasury shares)

As at 31 March 2009 978.000.000 As at 31 Dec 2008 978,000,000

1.(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

The Company had no treasury shares as at 31 March 2009.

2. Whether the figures have been audited, or reviewed in accordance with which standard (eg. The Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard.

The figures have not been audited or reviewed by the auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).

The figures have not been audited or reviewed by the auditors.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The same accounting policies and methods of computation adopted by the Group in the audited financial statements for the financial year ended 31 December 2008 have been consistently applied by the Group for the periods presented.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

There are no changes in the accounting policies and methods of computation, including any required by an accounting standard.

6. Earnings per ordinary shares of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

| | The Group | | |
|--|--------------------|--------------------|--|
| | Q1 2009 RMB'000 | Q1 2008 RMB'000 | |
| Net (loss)/profit attributable to shareholders | (51,184) | 69,549 | |
| (Loss)/Earnings per share | | | |
| Basic (Singapore cents) | (1.15) cents*** | 1.65 cents* | |
| Diluted (Singapore cents) | (1.15) cents**** | 1.41 cents** | |

- * Based on the issued share capital of 832,000,000 ordinary shares (the "Issued Shares")
- ** Based on 1,058,399,999 ordinary shares, being the number of the Issued Shares adjusted for the assumed conversion of the Convertible Bond at the original conversion price of S\$0.30 per share and the exercise of all the share options pursuant to the SESOS
- *** Based on the issue share capital of 978,000,000 ordinary shares
- **** As the conversion of the Convertible Bond and exercise of all outstanding options pursuant to the SESOS will have an anti-dilutive effect on the loss per share, they are not taking into account in calculating the diluted loss per share
- 7. Net asset value (for the issuer and group) per ordinary share based on issued share capital of the issuer at the end of the (a) current financial period reported on and (b) immediately preceding financial year

| | The G | Group | The C | Company |
|--|-----------------------------|--------------------------------|-----------------------------|--------------------------------|
| | 31 March 2009 RMB'000 | 31 December 2008 RMB'000 | 31 March 2009 RMB'000 | 31 December 2008 RMB'000 |
| Net asset value (net of minority interests) as at end of financial period/ year | 569,530 | 619,830 | 541,777 | 548,898 |
| Net asset value per ordinary share as at the end of financial period/ year (Singapore cents) | 12.8 cents | 12.9 cents | 12.2 cents | 11.4 cents |

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the Group's business. The review must discuss any significant factors that affected the turnover, costs and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period report on.

(a) Review of profit and loss statement of the Group for Q1 2009 (relative to that for Q1 2008)

Overview

Sunshine Holdings Limited is an award-winning Henan-based developer of residential and commercial properties. We strategically focus on building affordable medium end quality housing in tier-2 cities mainly located in Henan Province, PRC.

Revenue

The Group's revenues (net of sales tax) generated in Q1 2009 and Q1 2008 were as follow:

| | | Q1 2009 <u>RMB million</u> | Q1 2008 RMB million |
|-----|-------------------------------|-------------------------------|------------------------|
| (1) | Sales of developed properties | 2.6 | 88.9 |
| (2) | Rental income | 7.0 | 3.2 |
| (3) | Property management income | 1.5 | 2.0 |
| | · · · | 11.1 | 94.1 |

Our overall revenue decreased by 88% from RMB 94.1 million in Q1 2008 to RMB 11.1 million in Q1 2009.

Notwithstanding the sales deposits aggregating RMB 248.6 million collected as at 31 March 2009, our sales of developed properties in Q1 2009 were 97% lower than Q1 2008 as many of the development projects concerned have yet been due for completion as at 31 March 2009.

Our rental income increased by 119% from RMB 3.2 million in Q1 2008 to RMB 7.0 million in Q1 2009. The improved performance was mainly contributed by our subsidiary, Feng Bao Heng Investments Co. Ltd ("FBH"), which we acquired in Q4 2008.

Our property management income decreased by 25% from RMB 2 million in Q1 2008 to RMB 1.5 million in Q1 2009 following the disposal of two property management subsidiaries in Q2 2008 and Q1 2009.

Gross profit

In line with the lower revenue registered, our gross profit declined from RMB 23.6 million in Q1 2008 to RMB 0.4 million in Q1 2009. With rental income constituting a greater proportion to the total revenue in Q1 2009 (as contrast against that in Q1 2008 with the sales of developed properties constituting a greater proportion to the total revenue), the Group's gross profit margin reduced from 25% in Q1 2008 to 3% in Q1 2009 (as rental income commands a comparatively much lower gross profit margin relative to that from the sales of developed properties).

Other operating income

Our other operating income decreased by 94% from RMB 83.5 million in Q1 2008 to RMB 4.9 million in Q1 2009. The decrease was mainly attributed to the fact that no investment income from available-for-sale investments was recognized in Q1 2009 (as compared to that of RMB 49.6 million recognized in Q1 2008) coupled with the unfavorable exchange rate movements between RMB and US dollars which resulted in an exchange loss of RMB 1.5 million in Q1 2009 against an exchange gain of RMB 32.1 million recognized in Q1 2008.

Changes in fair value of investment property

An investment property held by one of our subsidiaries, which was disposed in Q1 2009, suffered a reduction in value of RMB 1.8 million under the current weak property market conditions in China when it was re-valued prior to the disposal.

General and administrative expenses

Our general and administrative expenses increased by 27% from RMB 9.7 million in Q1 2008 to RMB 12.3 million in Q1 2009. The increase was attributed mainly to higher amortization of land use right with more land parcels being acquired; expense off projects' land-use taxes (capitalised as part of the project development costs previously) following the suspension/halt of some of the projects of the Group and higher depreciation charges due to additional property, plant and equipment acquired in Q4 2008.

Selling and distribution expenses

With some of our projects being suspended/halted, our selling and distribution expenses declined by 34% from RMB 3.4 million in Q1 2008 to RMB 2.2 million in Q1 2009.

Finance costs

Our finance costs increased significantly from RMB 19.8 million in Q1 2008 to RMB 42.0 million in Q1 2009 as a substantial amount of the interest incurred could no longer be capitalized following the suspension/halt of some of the projects of the Group.

Loss before tax

In line with the low gross profit and higher operating expenses, we incurred a net loss before tax of RMB 53.1 million in Q1 2009 as compared to a net profit before tax of RMB 74.3 million in Q1 2008.

Income tax (credit)/expense

Our income tax expenses decreased by 96% from RMB 5.0 million in Q1 2008 to RMB 0.2 million in Q1 2009 due mainly to lower taxable profit in Q1 2009 as compared to Q1 2008.

Net loss attributable to equity holders of the company

In line with the operating loss incurred, the amount attributable to equity holders of the Company was a loss of RMB 51.2 million in Q1 2009 as compared to a profit of RMB 69.5 million in Q1 2008.

Minority interests

With a net loss attributed to the equity holders of the Company, the minority interests of the Group similarly bore a higher loss of RMB 2.1 million in Q1 2009 compared to a loss of RMB 0.31 million in Q1 2008.

(b) Review of balance sheet of the Group as at 31 March 2009 (relative to that as at 31 December 2008)

Non-current assets

Non-current assets decreased by RMB 88.4 million or 20% from RMB 441.4 million as at 31 December 2008 to RMB 353.0 million as at 31 March 2009. This was attributed mainly to a reduction in investment properties following the disposal of a subsidiary which held an investment property.

Current assets

Current assets increased by RMB 46.7 million or 2% from RMB 1,933.0 million as at 31 December 2008 to RMB 1,979.8 million as at 31 March 2009. This was mainly due to an increase in other receivables brought about by the reclassification of an outstanding balance due to the Group by a subsidiary which was disposed in Q1 2009.

The decrease in bank balances and cash was mainly due to the payment of construction costs.

Current liabilities

Current liabilities increased by RMB 13.5 million or 1% from RMB 1,580.5 million as at 31 December 2008 to RMB 1,594.0 million as at 31 March 2008. The increase was attributed mainly to the accrual of interest for Q1 2009, in respect of the US\$120 million term loan (the "Term Loan") procured with the syndicate lenders, (the "Lenders"); the settlement of amounts due to a related party; and the increase in sales deposit from the pre-sales of properties in Q1 2009. The Term Loan's interest for Q1 2009 was subsequently paid in early April 2009.

Accordingly, the working capital of the Group increased by RMB 33.2 million or 9% from RMB 352.6 million as at 31 December 2008 to RMB 385.8 million as at 31 March 2009.

Non-current liabilities

Non-current liabilities decreased by RMB 2.9 million or 3% from RMB 90.2 million as at 31 December 2008 to RMB 87.4 million as at 31 March 2009. The decrease was attributed mainly to the repayment of bank borrowings.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

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10. A commentary at the date of the announcement of the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

During Q1 2009, like the many other provinces in China, there had been a moderate improvement in the general property market conditions in the Henan Province in comparison to the rapidly deteriorated conditions in 2008. However, such an improvement should be interpreted with caution and not be construed as that the property market in the Henan Province is bottoming up, given that the domestic and global economic factors affecting property market still remain uncertain and there is still a high level of undepleted units available in the market.

The sales of our Yangguang Xincheng Project (Xinxiang City) and Yangguang Shuangxi Buluo Project (Luoyang City) had shown improvement in Q1 2009, due mainly to the market improvement as mentioned above and increased marketing efforts put in by the Group.

For the remaining period of FY 2009, the Group remains cautious in its business strategies in improving its cash flow position and profitability via the increase in sales and marketing efforts and a as quick as possible resolution in restructuring

| the | Term | Loan. |
|-----|------|-------|
|-----|------|-------|

11. Dividend

(a) Current Financial Period Reported On
Any dividend declared for the current financial period reported on?

No

(b) Corresponding Period of the Immediately Preceding Financial Year Any dividend declared for the corresponding period of the immediately preceding financial year?

No

(c) Date payable

Not applicable.

(d) Books closure date

No applicable.

12. If no dividend has been declared / recommended, a statement to that effect.

No dividend has been declared or recommended for the three months ended 31 March 2009.

BY ORDER OF THE BOARD

Guo Yinghui Chairman

15 May 2009



Company Registration No. CT-140095

CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(4) OF THE LISTING MANUAL

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the financial statements of the Group and the Company for the three months ended 31 March 2009 to be false or misleading in any material aspect.

Signed for and on behalf of the Board of Directors

| Zhao Z | hanmei |
|--------|----------|
| Deputy | Chairman |

Li Bin Director

15 May 2009