

CHIWAYLAND INTERNATIONAL LIMITED
(Company Reg. No. 200610437K)

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 31 DECEMBER 2015**

**PART 1 -INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (“1Q”,
“2Q”&“3Q”), HALF-YEAR (“HY”) AND FULL YEAR (“FY”) RESULTS**

Chiwayland International Limited (FORMERLY KNOWN AS R H ENERGY LTD.) (the “Company” and together with its subsidiaries, the “Group”) had on 5 August 2014 completed its acquisition of Chiwayland Group (Singapore) Pte. Ltd. and its subsidiaries (“Chiwayland Singapore Group”) via a Reverse Take Over (“RTO”) exercise (“Acquisition”).

The Acquisition has been accounted for as a RTO in accordance with FRS 103, and the legal subsidiary, Chiwayland Singapore Group is regarded as the acquirer and the Company as the acquiree, for accounting purposes. The consolidated financial statements have been prepared and presented as a continuation of Chiwayland Singapore Group’s financial statements. The unaudited consolidated financial statements for the fourth quarter and the financial year ended 31 December 2015 and the comparative figures comprise the financial statements of Chiwayland International Limited and its subsidiaries.

Notes:

- The Group’s consolidated statement of comprehensive income for the financial year ended 31 December 2015 refers to the results of Chiwayland International Limited and its subsidiaries for the financial year ended 31 December 2015. The Group’s consolidated income statements for the 3 months ended 31 December 2015 refers to the results of Chiwayland International Limited and its subsidiaries for the financial period from 1 October 2015 to 31 December 2015.
- The Group’s consolidated statement of comprehensive income for the financial year ended 31 December 2014 refers to the results of Chiwayland Singapore Group for the financial year ended 31 December 2014, and results of Chiwayland International Limited for the financial period from 6 August 2014 to 31 December 2014. The Group’s consolidated statement of comprehensive income for the 3 months period ended 31 December 2014 refers to the results of Chiwayland International Limited and its subsidiaries for the financial period from 1 October 2014 to 31 December 2014.
- The Group’s consolidated statement of financial position as at 31 December 2015 and 31 December 2014 refer to the assets and liabilities of Chiwayland International Limited and its subsidiaries.
- The Group’s consolidated statement of cash flows for the financial year ended 31 December 2015 and the 3 months period ended 31 December 2015 refer to the cash flows of Chiwayland International Limited and its subsidiaries.
- The Group’s consolidated statement of cash flows for the financial year ended 31 December 2014 refers to the cash flows of Chiwayland Singapore Group for the financial year ended 31 December 2014 and Chiwayland International Limited for the financial period from 6 August 2014 to 31 December 2014. The Group’s consolidated statement of cash flows for the 3 months period ended 31 December 2014 refers to the cash flows of Chiwayland International Limited and its subsidiaries for the financial period from 1 October 2014 to 31 December 2014.
- The Company’s statement of financial position as at 31 December 2015 and 31 December 2014 refers to that of Chiwayland International Limited.

1(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

	GROUP			GROUP		
	4Q 2015 RMB'000	4Q 2014 RMB'000	% Change + / (-)	12M 2015 RMB'000	12M 2014 RMB'000	% Change + / (-)
Revenue	2,171,842	947,278	129%	3,577,293	2,213,971	62%
Cost of sales	(1,973,035)	(910,476)	117%	(3,279,475)	(2,029,260)	62%
Gross profit	198,807	36,802	440%	297,818	184,711	61%
Other income	92,569	181,094	-49%	95,004	221,880	-57%
Selling and distribution expenses	(21,311)	(25,093)	-15%	(76,320)	(64,545)	18%
Administrative expenses	(18,467)	(30,178)	-39%	(100,503)	(83,446)	20%
Other expenses	(3,614)	(703)	414%	(10,062)	(108,267)	-91%
Results from operating activities	247,984	161,922	53%	205,937	150,333	37%
Net finance costs	(14,138)	(12,302)	15%	(41,387)	(16,085)	157%
Share of results of joint ventures, net of tax	233	73	219%	(1,892)	(9,570)	-80%
Profit before income tax from continuing operations	234,079	149,693	56%	162,658	124,678	30%
Income tax expense	(127,790)	(47,049)	172%	(91,940)	(75,182)	22%
Profit for the period/year from continuing operations	106,289	102,644	4%	70,718	49,496	43%
Discontinued operation						
Loss from discontinued operation, net of tax	-	-	-	-	(1,681)	-100%
Profit for the period/year	106,289	102,644	4%	70,718	47,815	48%
Profit attributable to:						
Owners of the Company	58,473	63,129	-7%	37,119	9,648	285%
Non-controlling interests	47,816	39,515	21%	33,599	38,167	-12%
Profit for the period/year	106,289	102,644	4%	70,718	47,815	48%

	GROUP			GROUP		
	4Q 2015 RMB'000	4Q 2014 RMB'000	% Change + / (-)	12M 2015 RMB'000	12M 2014 RMB'000	% Change + / (-)
Profit for the period/year	106,289	102,644	4%	70,718	47,815	48%
Other comprehensive income/(loss)						
Items that are or may be reclassified subsequently to profit or loss:						
Foreign currency translation differences	5,185	(114,929)	nm	(2,998)	(114,929)	-97%
Total other comprehensive income/(loss) for the period/year	5,185	(114,929)	nm	(2,998)	(114,929)	-97%
Total comprehensive income/(loss) for the period/year	111,474	(12,285)	nm	67,720	(67,114)	nm
Total comprehensive income/(loss) attributable to:						
Owners of the Company	63,658	(51,800)	nm	34,121	(105,281)	nm
Non-controlling interests	47,816	39,515	21%	33,599	38,167	-12%
Total comprehensive income/(loss) for the period/year	111,474	(12,285)	nm	67,720	(67,114)	nm

Note:

nm: denotes not meaningful

1(a)(ii) Notes to the income statement

Profit before income tax is stated after charging/ (crediting):

	Group		Group	
	4Q 2015 RMB'000	4Q 2014 RMB'000	12M 2015 RMB'000	12M 2014 RMB'000
Depreciation of property, plant and equipment	548	287	2,496	2,679
Finance income	(7,740)	(5,229)	(16,478)	(11,087)
Finance costs	21,878	17,531	57,865	27,172
Foreign exchange loss	2	1,018	5,363	919
Change in fair value of investment properties	(91,802)	(180,024)	(91,802)	(180,024)
Allowance for impairment loss on financial assets	-	2,250	2,250	2,250
Write down of development properties	47,459	56,195	47,459	56,195
Gain on disposal of interests in joint ventures	-	-	-	(35,634)
Gain on disposal of financial assets	-	-	(589)	-
Change in fair value of financial assets	-	122	-	122
Gain on disposal of property, plant and equipment	(70)	(441)	(103)	(553)
Under/(Over) provision of tax in respect of prior years	22,709	(11,973)	(19,015)	(11,973)
Included in other expenses:				
Loss on disposal of subsidiaries	-	-	-	12,903
RTO costs arising from the reverse acquisition exercise	-	-	-	51,073
Professional fees paid in shares	-	-	-	41,618

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

	Group		Company	
	31-Dec-2015	31-Dec-2014	31-Dec -2015	31-Dec -2014
	RMB'000	RMB'000	RMB'000	RMB'000
Assets				
Property, plant and equipment	5,714	7,831	4	6
Investment properties	993,200	807,800	-	-
Interests in subsidiaries	-	-	1,378,108	1,393,759
Interests in joint ventures	14,518	24,410	-	-
Deferred tax assets	42,961	51,538	-	-
Non-current assets	1,056,393	891,579	1,378,112	1,393,765
Development properties	5,597,862	6,712,045	-	-
Contract work-in-progress ⁽¹⁾	382,998	381,301	-	-
Financial assets	250,000	258,519	-	-
Trade receivables, other receivables and advance payments	2,703,573	770,475	195,028	64,841
Cash and cash equivalents	1,203,532	1,131,274	300	149,099
Current assets	10,137,965	9,253,614	195,328	213,940
Total assets	11,194,358	10,145,193	1,573,440	1,607,705
Equity				
Share capital	298,577	298,577	1,582,272	1,582,272
Reserves	216,086	187,896	(153,254)	(118,989)
Equity attributable to owners of the Company				
	514,663	486,473	1,429,018	1,463,283
Perpetual capital securities	143,781	143,781	143,781	143,781
	658,444	630,254	1,572,799	1,607,064
Non-controlling interests	587,231	404,148	-	-
Total equity	1,245,675	1,034,402	1,572,799	1,607,064
Liabilities				
Loans and borrowings	3,144,601	2,676,066	-	-
Deferred tax liabilities	121,440	87,778	-	-
Non-current liabilities	3,266,041	2,763,844	-	-
Loans and borrowings	988,332	1,227,000	-	-
Trade payables, other payables and advance receipts	5,175,783	4,606,129	641	641
Advance receipts from government ⁽¹⁾	439,853	439,853	-	-
Tax payable	78,674	73,965	-	-
Current liabilities	6,682,642	6,346,947	641	641
Total liabilities	9,948,683	9,110,791	641	641
Total equity and liabilities	11,194,358	10,145,193	1,573,440	1,607,705

Note: (1) Please refer to section 8 for more information.

1(b)(ii) Aggregate amount of group's borrowings and debt securities.

Amount repayable in one year or less, or on demand

As at 31 December 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
847,000	141,332	1,105,000	122,000

Amount repayable after one year

As at 31 December 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
2,359,601	785,000	2,676,066	-

The secured borrowings of the Group are secured by the following:

- (i) the Group's investment properties and development properties with total carrying amounts of RMB 3,104,540,000 (as at 31 December 2014: RMB 5,816,737,000) as at 31 December 2015;
- (ii) net assets of Suzhou Jiarun and Suzhou Chiwayland Group Co., Ltd. ("SCLG") of the Group;
- (iii) SCLG's 100% equity interest in Suzhou Jiarun, SCLG's 80% equity interest in Xuzhou Chiway, SCLG's 75% equity interest in Suzhou Chiway Jinhui, SCLG's 4% equity interest in Suzhou Xingshang Tiandi, SCLG's 60% equity interests in Suzhou Chiway Shangcheng, and Suzhou Chiway Shangcheng's 5% equity interests in Suzhou Shanghong;
- (iv) corporate guarantee provided by Chiway Holding Group Co. Ltd., a company in which Mr Qian Jianrong, a director of the Company, has substantial financial interests; and
- (v) a personal guarantee provided by Mr. Qian Jianrong.

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

	Group		Group	
	4Q 2015 RMB'000	4Q 2014 RMB'000	12M 2015 RMB'000	12M 2014 RMB'000
Cash flows from operating activities				
Profit for the period/year	106,289	102,644	70,718	47,815
Adjustments for:				
Depreciation of property, plant and equipment	548	287	2,496	2,679
Gain on disposal of financial assets	-	-	(589)	-
Change in fair value of investment properties	(91,802)	(180,024)	(91,802)	(180,024)
Loss on disposal of subsidiaries	-	-	-	12,903
Gain on disposal of interests in joint ventures	-	-	-	(35,634)
RTO costs arising from the reverse acquisition exercise	-	-	-	51,073
Professional fees paid in shares	-	-	-	41,618
Gain on disposal of property, plant and equipment	(70)	(441)	(103)	(553)
Write down of development properties	47,459	56,195	47,459	56,195
Allowance for impairment loss on financial assets	-	2,250	2,250	2,250
Change in fair value of financial assets	-	122	-	122
Net finance costs	14,138	12,302	41,387	16,085
Share of results of joint ventures, net of tax	(233)	(73)	1,892	9,570
Foreign exchange loss	2	1,018	5,363	919
Income tax expense	127,790	47,049	91,940	75,182
	<u>204,121</u>	<u>41,329</u>	<u>171,011</u>	<u>100,200</u>
Changes in:				
- Inventories	-	(8,897)	-	(8,897)
- Development properties	1,242,945	(231,722)	1,434,324	(943,423)
- Trade receivables, other receivables and advance payments	(453,049)	1,045,430	(1,672,174)	1,320,557
- Trade payables, other payables and advance receipts	(833,077)	(84,819)	1,033,768	(238,688)
- Contract work-in-progress	(1,697)	-	(1,697)	(650)
Cash generated from operations	<u>159,243</u>	<u>761,321</u>	<u>965,232</u>	<u>229,099</u>
Income tax paid	(15,065)	(14,988)	(100,329)	(49,087)
Net cash generated from operating activities	<u>144,178</u>	<u>746,333</u>	<u>864,903</u>	<u>180,012</u>

Group		Group	
4Q 2015	4Q 2014	12M 2015	12M 2014
RMB'000	RMB'000	RMB'000	RMB'000

Cash flows from investing activities

Acquisition of financial assets	(250,000)	(250,000)	(250,000)	(260,500)
Acquisition of property, plant and equipment	(151)	(724)	(448)	(3,065)
Acquisition of subsidiary, net of cash acquired	-	-	-	26,924
Acquisition of subsidiary from non-controlling interests	-	-	-	(300)
Disposal of subsidiaries, net of cash disposed	-	40,556	-	47,312
Decrease /(Increase) in amounts due from related corporations, non-trade	1,060	1,938	1,282	(633)
Increase in amounts due from non-controlling interests, non-trade	(160,668)	(97,500)	(198,168)	(97,500)
(Increase)/Decrease in amounts due from jointly ventures	(3,072)	157,577	(22,714)	352,300
Dividends received from joint ventures	8,000	-	8,000	-
Development expenditure on investment properties	(85,846)	(96,850)	(93,598)	(87,203)
Interest received	7,740	5,949	16,478	11,807
Disposal of interest in subsidiaries to non-controlling interest without a change in control	-	-	40,000	-
Proceeds from disposal of property, plant and equipment	83	64	172	849
Proceeds from disposal of financial assets available-for-sale	-	-	256,858	-
Net cash used in investing activities	(482,854)	(238,990)	(242,138)	(10,009)

	Group 4Q 2015 RMB'000	Group 4Q 2014 RMB'000	Group 12M 2015 RMB'000	Group 12M 2014 RMB'000
Cash flows from financing activities				
Capital contribution from non-controlling interests	-	-	45,000	81,022
Dividends paid	(27,361)	-	(27,361)	-
Interest paid	(111,816)	(117,352)	(425,816)	(437,042)
Decrease/(Increase) in restricted cash	7,008	(79,601)	14,956	64,745
Decrease in amounts due to related corporations (non-trade)	(3,825)	(95,915)	(60,849)	(64,763)
Decrease in amounts due to director	-	-	-	(25)
Increase/(Decrease) in amounts due to non-controlling interests (non-trade)	554,989	-	(280,000)	(880,000)
Decrease in amounts due to joint ventures (non-trade)	-	(4,527)	(53,803)	(174,726)
Decrease in bills payable	(74,550)	(34,850)	(42,100)	(12,900)
Proceeds from issuance of placement shares	-	-	-	17,403
Proceeds from issuance of perpetual capital securities to a related corporation of a joint venture partner	-	143,781	-	143,781
Proceeds from issuance of redeemable preference shares to a non-controlling shareholder	70,914	-	70,914	-
Proceeds of borrowings from financial institutions	322,489	973,066	1,101,693	3,375,066
Repayment of borrowings from financial institutions	(121,500)	(694,000)	(1,142,500)	(1,656,074)
Proceeds of borrowings from non-controlling shareholders	310,675	-	1,445,675	-
Repayment of borrowings from non-controlling shareholders	(900,000)	-	(1,180,000)	-
Net cash generated from/(used in) financing activities	27,023	90,602	(534,191)	456,487
Net (decrease)/increase in cash and cash equivalents	(311,653)	597,945	88,574	626,490
Cash and cash equivalents at the beginning of period/year	1,332,765	334,508	933,604	305,864
Effect of exchange rate changes on cash held	(294)	1,151	(1,360)	1,250
Cash and cash equivalents at the end of period/year	1,020,818	933,604	1,020,818	933,604
Restricted cash at the end of period/year	182,714	197,670	182,714	197,670
Cash and cash equivalents in the statement of financial position	1,203,532	1,131,274	1,203,532	1,131,274

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.

Group	Foreign currency				Accumulated profits	Total ordinary equity	Perpetual capital securities	Total	Non- controlling interests	Total equity
	Share capital	Merger reserve	Statutory reserve	translation reserve						
At 1 January 2015	298,577	(44,710)	102,663	(114,929)	244,872	486,473	143,781	630,254	404,148	1,034,402
Total comprehensive income for the year										
Profit for the year	-	-	-	-	37,119	37,119	-	37,119	33,599	70,718
Other comprehensive loss										
Foreign currency translation differences on foreign operations	-	-	-	(2,998)	-	(2,998)	-	(2,998)	-	(2,998)
Total other comprehensive loss	-	-	-	(2,998)	-	(2,998)	-	(2,998)	-	(2,998)
Total comprehensive income/(loss) for the year	-	-	-	(2,998)	37,119	34,121	-	34,121	33,599	67,720
Transaction with owners, recognised directly in equity										
Contributions by and distributions to owners of the Company										
Issuance of redeemable preference shares by a subsidiary to non-controlling interests	-	-	-	-	-	-	-	-	70,914	70,914
Transfer to statutory reserves	-	-	12,605	-	(12,605)	-	-	-	-	-
Dividends declared/paid to holders of perpetual capital securities	-	-	-	-	(12,361)	(12,361)	-	(12,361)	-	(12,361)
Total contributions by and distributions to owners	-	-	12,605	-	(24,966)	(12,361)	-	(12,361)	70,914	58,553

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.

Group	Share capital	Merger reserve	Statutory reserve	Foreign currency translation reserve	Accumulated profits	Total ordinary equity	Perpetual capital securities	Total	Non-controlling interests	Total equity
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Changes in ownership interests in subsidiaries										
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	45,000	45,000
Disposal of interest in a subsidiary to non-controlling interests without a change in control	-	-	-	-	6,430	6,430	-	6,430	33,570	40,000
Total changes in ownership interests in subsidiaries	-	-	-	-	6,430	6,430	-	6,430	78,570	85,000
Total transactions with owners	-	-	12,605	-	(18,536)	(5,931)	-	(5,931)	149,484	143,553
At 31 December 2015	298,577	(44,710)	115,268	(117,927)	263,455	514,663	143,781	658,444	587,231	1,245,675

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.

Group	Share capital RMB'000	Merger reserve RMB'000	Statutory reserve RMB'000	Foreign currency translation reserve RMB'000	Accumulated profits RMB'000	Total ordinary equity RMB'000	Perpetual capital securities RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
At 1 January 2014	—*	(44,710)	95,440	—	245,600	296,330	—	296,330	285,166	581,496
Total comprehensive income for the year										
Profit for the year	—	—	—	—	9,648	9,648	—	9,648	38,167	47,815
Other comprehensive loss										
Foreign currency translation differences on foreign operations	—	—	—	(114,929)	—	(114,929)	—	(114,929)	—	(114,929)
Total other comprehensive loss	—	—	—	(114,929)	—	(114,929)	—	(114,929)	—	(114,929)
Total comprehensive (loss)/income for the year	—	—	—	(114,929)	9,648	(105,281)	—	(105,281)	38,167	(67,114)
Transaction with owners, recognised directly in equity										
Contributions by and distributions to owners of the Company										
Issuance of new shares pursuant to the reverse takeover (“RTO”) exercise	239,556	—	—	—	—	239,556	—	239,556	—	239,556
Professional fees paid in shares	41,618	—	—	—	—	41,618	—	41,618	—	41,618
Issuance of shares pursuant to share placement exercise	18,083	—	—	—	—	18,083	—	18,083	—	18,083
Share issuance expenses	(680)	—	—	—	—	(680)	—	(680)	—	(680)
Issuance of perpetual capital securities	—	—	—	—	—	—	143,781	143,781	—	143,781
Transfer to statutory reserves	—	—	7,223	—	(7,223)	—	—	—	—	—
Total contributions by and distributions to owners	298,577	—	7,223	—	(7,223)	298,577	143,781	442,358	—	442,358

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.

	Share capital RMB'000	Merger reserve RMB'000	Statutory reserve RMB'000	Foreign currency translation reserve RMB'000	Accumulated profits RMB'000	Total ordinary equity RMB'000	Perpetual capital securities RMB'000	Total RMB'000	Non- controlling interests RMB'000	Total equity RMB'000
Changes in ownership interests in subsidiaries										
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	81,022	81,022
Acquisition of non-controlling interests without a change in control	-	-	-	-	(3,153)	(3,153)	-	(3,153)	(207)	(3,360)
Total changes in ownership interests in subsidiaries	-	-	-	-	(3,153)	(3,153)	-	(3,153)	80,815	77,662
Total transactions with owners	298,577	-	7,223	-	(10,376)	295,424	143,781	439,205	80,815	520,020
At 31 December 2014	298,577	(44,710)	102,663	(114,929)	244,872	486,473	143,781	630,254	404,148	1,034,402

* Amount below RMB 1,000

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 capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Company	Share capital RMB'000	Warrants reserve RMB'000	Foreign currency translation reserve RMB'000	Accumulated losses RMB'000	Total ordinary equity RMB'000	Perpetual capital securities RMB'000	Total equity RMB'000
At 1 January 2015	1,582,272	6,094	(102,867)	(22,216)	1,463,283	143,781	1,607,064
Total comprehensive loss for the year							
Loss for the year	-	-	-	(3,822)	(3,822)	-	(3,822)
Other comprehensive loss							
Foreign currency translation differences on foreign operations	-	-	(18,082)	-	(18,082)	-	(18,082)
Total other comprehensive loss	-	-	(18,082)	-	(18,082)	-	(18,082)
Total comprehensive loss for the year	-	-	(18,082)	(3,822)	(21,904)	-	(21,904)
Transaction with owners, recognised directly in equity							
Contributions by and distributions to owners of the Company							
Dividends declared/paid to holders of perpetual capital securities	-	-	-	(12,361)	(12,361)	-	(12,361)
Total contributions by and distributions to owners	-	-	-	(12,361)	(12,361)	-	(12,361)
At 31 December 2015	1,582,272	6,094	(120,949)	(38,399)	1,429,018	143,781	1,572,799

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.

Company	Share	Warrants	Foreign currency	Accumulated	Total	Perpetual	Total
	capital	reserve	translation	losses	ordinary	capital	equity
	RMB'000	RMB'000	reserve	RMB'000	RMB'000	RMB'000	RMB'000
At 1 January 2014	137,826	6,094	-	54,125	198,045	-	198,045
Total comprehensive loss for the year							
Loss for the year	-	-	-	(76,341)	(76,341)	-	(76,341)
Other comprehensive loss							
Foreign currency transaction differences on foreign operations	-	-	(102,867)	-	(102,867)	-	(102,867)
Total other comprehensive loss	-	-	(102,867)	-	(102,867)	-	(102,867)
Total comprehensive loss for the year	-	-	(102,867)	(76,341)	(179,208)	-	(179,208)
Contributions by and distributions to owners							
Increase in share capital arising from the RTO:							
- Issuance of ordinary shares consideration for the acquisition of a subsidiary	1,385,425	-	-	-	1,385,425	-	1,385,425
- Professional fees paid in shares	41,618	-	-	-	41,618	-	41,618
- Issuance of placement shares	18,083	-	-	-	18,083	-	18,083
- Expenses on issuance of new shares	(680)	-	-	-	(680)	-	(680)
Issuance of perpetual capital securities	-	-	-	-	-	143,781	143,781
Total contributions by and distributions to owners	1,444,446	-	-	-	1,444,446	143,781	1,588,227
Total transactions with owners	1,444,446	-	-	-	1,444,446	143,781	1,588,227
At 31 December 2014	1,582,272	6,094	(102,867)	(22,216)	1,463,283	143,781	1,607,064

1(d)(ii) Details of any changes in the 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 the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, 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 changes in the Company's share capital in 4Q2015. The share capital of the Company as at 31 December 2015 was RMB1,582,272,000 comprising 666,851,006 shares.

The Company did not have treasury shares as at 31 December 2015 and 31 December 2014.

The Company had 47,488,212 warrants as at 31 December 2015 and 31 December 2014.

On 9 October 2014, the Company entered into a subscription agreement to issue perpetual capital securities to a third party investor for a consideration of S\$30 million (RMB143.78 million). The Company issued the perpetual capital securities to the subscriber on 17 October 2014.

1(d)(iii) To show 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.

	31 December 2015	31 December 2014
Total number of issued ordinary shares	666,851,006	666,851,006

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.

Not applicable. There were no treasury shares during the current financial period reported on.

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

These figures have not been audited or reviewed by the Company's auditors.

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

Not applicable.

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

Except as disclosed in note 5, the Group has applied the same accounting policies and methods of computation in the preparation of the consolidated financial statement for the financial period ended 31 December 2015 as those used in the audited consolidated financial statements of Chiwayland International Limited and its subsidiaries for the financial year ended 31 December 2014.

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

The Group has adopted all new and revised Financial Reporting Standards (“FRS”) and interpretation to FRS (“INT FRS”) that are relevant to its operations and effective for the financial year beginning on 1 January 2015. The adoption of these new and revised FRS, and INT FRS did not result in substantial changes in the Group’s accounting policies, and there is no material impact on the consolidated financial statements of the Group and the financial statements of the Company.

6. Earning per ordinary share 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 basic earnings per share of the Group for the 4Q2015 and year ended 31December 2015 is computed based on weighted average number of ordinary shares outstanding in the period. The diluted earnings per share is the same as the basic earnings per share as the outstanding warrants are anti-dilutive.

	Group 4Q 2015	Group 4Q 2014	Group 12M 2015	Group 12M 2014
Net profit attributable to owners of the Company (RMB ‘000)	53,610 ⁽¹⁾	63,129	22,985 ⁽¹⁾	9,648
Weighted average number of ordinary shares in issue	666,851,006	588,467,182	666,851,006	588,467,182
Earnings per ordinary share of the Group				
(i) Basic (RMB cents)	8.04	10.73	3.45	1.64
(ii) Diluted (RMB cents)	8.04	10.73	3.45	1.64

Note:

(1) Net profit for the period attributable to owners of the Company for the purpose of computing EPS is net of 1)the dividends payable on the perpetual capital securities amounting RMB3.09 million for 4Q2015 and RMB12.36 million for 12M2015. As at the date of this announcement, the Company has declared and paid the dividend on perpetual capital securities amounting to RMB12.36 million; 2) the dividends payable on redeemable preference shares by a subsidiary to non-controlling interests amounting to RMB1.77 million for 4Q2015 and 12M2015.

7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year

	Group 31 Dec 2015	Group 31 Dec 2014
Net asset value per ordinary share of the Group⁽¹⁾		
(RMB cents)	165.2	133.6
Number of ordinary shares based on issued share capital at the end of the period reported on ('000)	666,851	666,851

	Company 31 Dec 2015	Company 31 Dec 2014
Net asset value per ordinary share of the Company⁽¹⁾		
(RMB cents)	214.3	219.4
Number of ordinary shares based on issued share capital at the end of the period reported on ('000)	666,851	666,851

Note:

(1)Based on total equity less perpetual capital securities.

8. A review of 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 reported on:

Review of Performance

4Q2015 vs 4Q2014

Revenue

The Group achieved revenue of RMB2,171.8 million for the quarter ended 31 December 2015 ("4Q2015"), an increase of 129% or RMB1,224.6 million over the same period in 2014. This was primarily due to the increase in the average gross floor area ("GFA") of property units handed over. The aggregate GFA recognised increased by approximately 33% or 61,109 square metres ("sqm"), from 186,905 sqm for the quarter ended 31 December 2014 ("4Q2014") to 248,014 sqm in 4Q2015. The increase in GFA sold and recognized was mainly attributable to the Suzhou Royal Palace and Xuzhou Royal Palace projects which contributed RMB1,170.5 million and RMB638.1 million, or approximately 54.2% and 30.0% of the total revenue generated for 4Q2015.

The Group has also experienced encouraging increase in its pre-sales activities for 4Q2015. The Group achieved pre-sales GFA of approximately 114,340 sqm with an aggregate consideration of approximately RMB1,336.0 million for the development properties projects in the People's Republic of China ("PRC") during 4Q2015. This represents an increase of 27% in aggregate consideration, or RMB281.0 million from RMB1,055.0 million, as well as a decrease of 4% in GFA, or 4,814 sqm, as compared to 4Q2014. The Group also saw an increase in the average selling

price (“ASP”) of its completed properties as a whole, by approximately RMB2,831 per sqm. The increase was mainly due to the pre-sales of Suzhou Royal Palace and Suzhou Industrial Park Royal Mansion in 4Q2015, which are situated in good locations and therefore, able to command higher ASP.

The Group has also started to launch its pre-sales activities for three of its property development projects in Australia. During 4Q2015, 100 units from these property development projects – Vivir, Illumina and Uptown, have been pre-sold with an aggregate consideration of AUD80.2 million.

Note:

Revenue from sales of properties is recognised when the control and risk and rewards of the properties have been transferred to the buyer, i.e. when the legal title passes to the buyer or when the equitable interest in the property vests in the buyer upon signing of the property handover notice by the buyer, whichever is the earlier. Payments received from buyers prior to this stage are recorded as advances from customers for sale of properties and is classified as current liabilities. Please refer to the circular dated 10 June 2014 for more details on, amongst others, the policies and risks on the Company's pre-sales activities, as well as significant factors affecting the Company's results of operations.

Cost of sales and gross profit margin

In tandem with the increase in revenue, the Group's cost of sales, which comprises mainly land acquisition costs, construction costs, capitalised borrowing costs, and indirect costs attributable to the development properties, increased by 117% or RMB1,062.5 million from RMB910.5 million in 4Q2014 to RMB1,973.0 million in 4Q2015.

Gross profit increased by 440% or RMB162.0 million, from RMB36.8 million in 4Q2014 to RMB198.8 million in 4Q2015. Overall gross profit margin increased from 3.9% in 4Q2014 to 9.2% in 4Q2015. This was due mainly to a greater revenue contribution from Suzhou Royal Palace units that were recognised in 4Q2015, which had a higher gross profit margin.

Other income

Other income, which mainly include gain on disposal of financial assets, gain on disposal of property, plant and equipment and fair value gain arising from investment properties, decreased by 49% or RMB88.5 million from RMB181.1 million in 4Q2014 to RMB92.6 million in 4Q2015. The decrease was mainly due to lower fair value gain arising from revaluation of investment properties recognised in 4Q2015. Fair value gain of investment properties for FY2015 was mainly relating to the fair value gain from the commercial retail units of Suzhou Xingshang Tiandi.

Fair value gain of investment properties for FY2014 was mainly relating to the fair value gain from the commercial retail units of Phase II of Suzhou Royal Palace. The fair value gain is a result of the continuing growth of the local property development market where the Chiwayland Group's investment properties are located.

Selling and distribution expenses

Selling and distribution expenses comprised primarily advertising and promotion expenses, sales commissions, sales offices rental expenses and maintenance costs. These expenses decreased by 15% or RMB3.8 million from RMB25.1 million in 4Q2014 to RMB21.3 million in 4Q2015, due mainly to budget control in expenditure on sales and marketing activities for pre-sale launches.

Administrative expenses

Administrative expenses comprised salaries and staff related expenses for general administrative staff, utilities expenses, telecommunication expenses, entertainment expenses, professional fees, travelling expenses and other general overheads expenses. Administrative expenses decreased by RMB11.7 million from RMB30.2 million in 4Q2014 to RMB18.5 million in 4Q2015.

Other expenses

Other expenses increased by RMB2.9 million or 414% from RMB0.7 million in 4Q2014 to RMB3.6 million in 4Q2015. The amount mainly attributable to donations amounting to RMB2 million in 4Q2015 as part of the Group's ongoing corporate social responsibility programs in the cities where it operates, while the amount of RMB0.7 million incurred for 4Q2014.

Net finance costs

Net finance costs increased by RMB1.8 million or 15% from RMB12.3 million in 4Q2014 to RMB14.1 million in 4Q2015. This was mainly due to an increase in finance costs that could not be capitalised in development projects during the current quarter.

Share of results of joint ventures, net of tax

Share of results of joint ventures, net of tax, increased by 219% or RMB0.16 million from a profit of RMB0.07 million in 4Q2014 to RMB0.23 million in 4Q2015. The share of profit in 4Q2014 and 4Q2015 were mainly from interest income received by Suzhou Gaoxin.

Income tax expense

Income tax expense, which included enterprise income tax and land appreciation tax ("LAT") increased by RMB80.7 million or 172% from RMB47.0 million in 4Q2014 to RMB127.8 million in 4Q2015. The Group's income tax expense increased mainly due to a higher profit from operation.

Profit for the period

As a result of the foregoing, the Group reported a profit after tax of RMB106.3 million in 4Q2015, an increase of 4% or RMB3.6 million, from a profit after tax of RMB102.6 million in 4Q2014.

12M2015 vs 12M2014

Revenue

The Group achieved total revenue of RMB3,577.3 million in 12M2015, an increase of 62% or RMB1,363.3 million over the same period in 2014. This was primarily due to the increase in the ASP of property units handed over to customers of approximately 52% or RMB2,742 per sqm, and the number of property units handed over increased. The aggregate GFA sold and recognised increased by approximately 6% or 25,326 sqm, from 420,780 sqm in 12M2014 to 446,106 sqm for 12M2015. The increase in GFA sold and recognized was mainly attributable to the Suzhou Royal Palace, Zhangjiagang Royal Palace and Xuzhou Royal Palace projects which contributed RMB2,497.3 million and , or approximately 70.0% of the total revenue generated for 12M2015.

The Group experienced encouraging increase in its pre-sales activities for 12M2015. The Group achieved pre-sales GFA of approximately 377,694 sqm with an aggregate consideration of approximately RMB4,211.8 million for the PRC market during 12M2015. This represents an increase of 68.8% in aggregate consideration, or RMB1,716.7 million from RMB2,495.0 million, as well as an increase of 22.7% in GFA, or 69,906 sqm, as compared to 12M2014. The Group also saw an increase in the ASP of approximately RMB3,045 per sqm. The increase was mainly due to the launch and pre-sales of Suzhou Royal Palace and Suzhou Industrial Park Royal Mansion in 2015, which are situated in good locations and commanded higher ASP.

The Group has also started to launch its pre-sales activities for three of its development projects in Australia. During 12M2015, 314 units from these property development projects –Vivir, Illumina and Uptown have been pre-sold with an aggregate consideration of AUD222.9 million.

Note:

Revenue from sales of properties is recognised when the control and risk and rewards of the properties have been transferred to the buyer, i.e. when the legal title passes to the buyer or when the equitable interest in the property vests in the buyer upon signing of the property handover notice by the buyer, whichever is the earlier. Payments received from buyers prior to this stage are recorded as advances from customers for sale of properties and is classified as current liabilities. Please refer to the circular dated 10 June 2014 for more details on, amongst others, the policies and risks on the Company's pre-sales activities, as well as significant factors affecting the Company's results of operations.

Cost of sales and gross profit margin

In tandem with the increase in revenue, the Group's cost of sales increased by 62% or RMB1,250.2 million from RMB2,029.3 million in 12M2014 to RMB3,279.5 million in 12M2015.

Gross profit increased by 61% or RMB113.1 million, from RMB184.7 million in 12M2014 to RMB297.8 million in 12M2015. Overall gross profit margin remains stable at 8.3% in 12M2014 and 12M2015.

Other income

Other income decreased by 57% or RMB126.8 million from RMB221.8 million in 12M2014 to RMB95.0 million in 12M2015. Other income for 12M2015 consisted mainly of the fair value gain of investment properties relating to the commercial retail units of Suzhou Xingshang Tiandi.

Fair value gain of investment properties for FY2014 was mainly relating to the fair value gain from the commercial retail units of Phase II of Suzhou Royal Palace as a result of the continuing growth of the local property development market where the Chiwayland Group's investment properties are located.

Other income for FY2014 also consisted of the gain on disposal of joint ventures as a result of the Group obtaining full control over the joint venture entities, namely Shanghai Real Estate and Xuzhou Chiway, pursuant to the repurchase of 100% paid-up capital of Shanghai Lvwen and Shanghai Real Estate in August 2014, as well as a government grant received from the local government in Zhangjiagang for the Zhangjiagang Royal Palace project.

Selling and distribution expenses

Selling and distribution expenses increased by 18% or RMB11.8 million from RMB64.5 million in 12M2014 to RMB76.3 million in 12M2015. This was due mainly to the increase in expenditure on sales and marketing for pre-sale launches of new phases of development projects such as Suzhou Royal Palace and Suzhou Industrial Park Royal Mansion.

Administrative expenses

The increase in administrative expenses by 20% or RMB17.1 million from RMB83.4 million in 12M2014 to RMB100.5 million in 12M2015, was mainly attributed to higher staff costs and other administrative expenses on the back of the increase in business activities for new projects such as Suzhou Industrial Park Royal Mansion and new projects in Australia, as well as higher professional fees and related expenses incurred after the listing.

Other expenses

Other expenses decreased by RMB98.2 million or 91% from RMB108.3 million in 12M2014 to RMB10.1 million in 12M2015. The amount mainly included foreign exchange loss amounted to RMB5.4 million and donations amounting to RMB2 million in 12M2015, while the amount of RMB108.3 million incurred for 12M2014 mainly comprised (1) the professional fees paid in shares (being the arranger shares of 16,500,000 shares) to Grandale Enterprises Limited, amounting to RMB41.6 million, for consultancy services provided in connection with the RTO listing exercise pursuant to the Grandale Consultancy Agreement dated 13 September 2012, (2) loss on disposal of R H Energy Ltd.'s subsidiaries amounting to RMB 12.9 million in September 2014 subsequent to the completion of the RTO, and (3) RTO costs arising from the reverse acquisition exercise of RMB 51.1 million.

Net finance costs

Net finance costs increased by RMB25.3 million or 157% from RMB16.1 million in 4Q2014 to

RMB41.4 million in 4Q2015. This was mainly due to an increase in finance costs that could not be capitalised in development projects during the current period.

Share of results of joint ventures, net of tax

Share of results of joint ventures, net of tax, was a loss of RM1.9 million in 12M2015, as compared to a loss of RMB9.6 million in 12M2014. The share of loss in 12M2015 was from Suzhou Gaoxin, while the share of loss in 12M2014 was mainly from Shanghai Real Estate Group and Xuzhou Chiway, which were accounted for as investments in joint ventures prior to the Group obtaining full control of Shanghai Real Estate Group and Xuzhou Chiway in August 2014.

Income tax expense

Income tax expense in FY2015 increased by 22% or RMB16.7 million from RMB75.2 million in FY2014 to RMB91.9 million in FY2015, mainly due to the increase in operating profit.

Profit for the period

As a result of the foregoing, the Group reported a profit after tax of RMB70.7 million in 12M2015, as compared to the profit after tax of RMB47.8 million in 12M2014.

Statement of Financial Position

Non-current assets

Non-current assets comprised property, plant and equipment, investment properties, interest in joint ventures and deferred tax assets. As at 31 December 2015, non-current assets amounted to RMB1,056.4 million as compared to RMB891.6 million as at 31 December 2014.

The increase in non-current assets of RMB164.8 million was due mainly to an increase in investment properties of RMB185.4 million due to the costs incurred for investment properties under development and gain from change in fair value of investment properties. The increase in non-current assets was partially offset by the decrease in interests in joint ventures of RMB9.9 million from RMB24.4 million as at 31 December 2014 to RMB14.5 million as at 31 December 2015, and RMB 8.6 million in deferred tax assets from RMB51.5 million as at 31 December 2014 to RMB42.9 million as at 31 December 2015.

Current assets

Current assets as at 31 December 2015 and 31 December 2014 amounted to RMB10.1 billion and RMB9.3 billion, respectively. The increase in current assets of RMB879.4 million during the financial year was due mainly to:

- (i) increase in trade receivables, other receivables and advance payments of RMB1,933.1 million, due mainly to the increases in advance payments made to land suppliers amounting to RMB1,615.4 million and prepaid tax amounting to RMB210.3 million, and
- (ii) increase in cash and cash equivalents of RMB72.3 million.

The increase in current assets was partially offset by the decrease in development properties of RMB1,114.2 million due largely to the handover of units sold.

Contract work-in-progress refers to a contract that the Group has entered into with the Suzhou Municipal Government to develop an education park, with an approximate land area of 3,500,000 sqm, on behalf of the local government. The construction costs incurred were funded by advances from the Suzhou Municipal Government.

Contract work-in-progress is stated at the construction costs incurred on behalf of the local educational authorities. It is not intended for the Group to derive a profit from the development of the education park.

Non-current liabilities

As at 31 December 2015, non-current liabilities were RMB3.3 billion as compared to RMB2.8 billion as at 31 December 2014. The increase in non-current liabilities of RMB502.2 million was due to an increase in loans from financial institutions of RMB468.5 million, and the increase in deferred tax liabilities of RMB33.7 million.

Current liabilities

Current liabilities as at 31 December 2015 amounted to RMB6.7 billion as compared to RMB6.3 billion as at 31 December 2014. The increase in current liabilities of RMB335.7 million was due mainly to the increase in trade payables, other payables and advance receipts of RMB569.7 million. The increase was partially offset by the decrease in short-term loans and borrowings of RMB238.7 million as a result of repayment of the bank loans.

Advance receipts from the government amounted to RMB439.9 million as at 31 December 2015 and 31 December 2014. The amount was provided by the government to fund the contract work-in-progress as aforementioned in the paragraph above titled "Current assets".

Shareholders' equity

As at 31 December 2015, shareholders' equity was RMB1.25 billion as compared to RMB1.03 billion as at 31 December 2014. Please refer to the section 1(d)(i) for the movement of shareholders' equity as presented in the statement of changes in equity.

Cash flow statement

4Q2015 vs 4Q2014

During 4Q2015, the Group had a net cash inflow from operating activities of RMB144.2 million comprising operating cash inflows before movements in working capital of RMB204.1 million, net working capital outflows of RMB44.9 million and income tax payment of RMB15.1 million. The net working capital outflows were mainly due to the increase in trade receivables, receivables and advance payments of RMB453.0 million, decrease in trade payables, other payables and advance receipts of RMB833.1 million, and partially offset by the decrease in development properties of

RMB1,242.9 million.

The Group recorded a net cash outflow from investing activities of RMB482.8 million due mainly to the acquisition of financial assets held for trading of RMB250 million, decrease in amounts due from non-controlling interests of RMB160.7 million and development expenditure on investment properties of RMB 85.8 million during 4Q2015.

The Group recorded a net cash inflow from financing activities of RMB27.0 million during 4Q2015. This was due mainly to the proceeds from borrowings from financial institutions of RMB322.5 million, the proceeds from borrowings from non-controlling shareholders of RMB310.7 million, and an increase in amounts due to non-controlling interests of RMB625.9 million. This was partially offset by the repayment of borrowings from financial institutions amounting to RMB121.5 million, repayment of borrowings from non-controlling interests of RMB900 million and interest paid of RMB111.8 million.

12M2015 vs 12M2014

During 12M2015, the Group had a net cash inflow from operating activities of RMB864.9 million comprising operating cash inflows before movements in working capital of RMB171.0 million, net working capital inflows of RMB794.2 million and income tax payment of RMB100.3 million. The net working capital inflows were mainly due to the decrease in development properties of RMB1,434.3 million, the increase in trade payables, other payables and advance receipts of RMB1,033.8 million, and partially offset by increase in trade receivables, receivables and advance payments of RMB1,672.2 million.

The Group recorded a net cash outflow from investing activities of RMB242.1 million due mainly to the acquisition of financial assets of RMB250 million, an increase in amounts due from non-controlling shareholders of RMB198.2 million and development expenditure on investment properties of RMB 93.6 million, and partially offset by proceeds of RMB256.9 million from the redemption of financial assets available-for-sale.

The Group recorded a net cash outflow from financing activities of RMB534.2 million during 12M2015. This was due mainly to the repayment of borrowings from financial institutions amounting to RMB1,142.5 million, repayment of borrowings from non-controlling interests of RMB1,180.0 million and interest paid of RMB425.8 million. This was partially offset by proceeds from borrowings from financial institutions of RMB1,101.7 million, the proceeds of borrowings from non-controlling shareholders of RMB1,445.7 million, and capital contribution from non-controlling interests of RMB45.0 million.

As at 31 December 2015, the Group had cash and cash equivalents of RMB1.20 billion, as compared to RMB1.13 billion as at 31 December 2014.

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

No forecast or prospect statement was previously disclosed to shareholders.

10. A commentary at the date of this 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

Industry Outlook

China's economy grew 6.9% in 2015, the slowest growth in 25 years, and economic growth is expected to gradually decline further as it faces challenges of overcapacity. In order to help boost the housing market, the land ministry will reduce or stop issuing land for the development of residential housing projects in cities and other areas where there is an oversupply. The People's Bank of China also recently announced that down payment requirements for first time home buyers could be further reduced by 5 percentage points, while down payment for subsequent property buyers can be lowered to 30% from 40%.

In Australia, the Reserve Bank of Australia maintained its interest rate at 2.0% as the global economy grows at a slower pace. According to the latest NAB Quarterly Australian Residential Property Survey, foreign buyers remain active in established states such as New South Wales, Victoria, and Queensland. Demand (both foreign and local) across major Australian cities is expected to be stable, given the relatively low interest rate environment, the relatively weaker Australian Dollar and continued interstate migration.

Group Outlook

The Group remains cautiously optimistic on its outlook amid the global economic slowdown, as it continues to see growth in the pre-sales activities of its property development projects in both China and Australia.

The Group remains committed to delivering "quality real estate and quality living" to its customers, supported by its capabilities in providing a full suite of services from real estate investment and development, township planning, project management, marketing and sales of property developments to building maintenance.

The Group will continue to look out for strategic opportunities to strengthen its presence in both China and Australia.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes. On 16 October 2015, the Company announced that pursuant to the terms and conditions of the subscription agreement dated 9 October 2014 between the Company and Shagang South-Asia (Hong Kong) Trading Co., Limited, the Company has made its first Distribution amounted to S\$2.7 million to the Subscriber on 17 October 2015.

(b) Corresponding Period of the immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Nil

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

Not applicable.

13. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group does not have any existing general mandate from shareholders for IPTs pursuant to Rule 920(1)(a)(ii) of the Listing Manual.

14. Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

Information regarding the results of each respectable segment is included below. Performance is measured based on segment profit or loss, as included in the internal management reports that are reviewed by the Group's Chief Operating Decision Maker ("CODM"). Segment profit or loss is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

Information about reportable segment

	Property development RMB'000	Others RMB'000	Total RMB'000
31 December 2015			
Revenue from external customers	3,565,869	11,424	3,577,293
Inter-segment revenue	-	27,112	27,112
Reportable segment revenue	<u>3,565,869</u>	<u>38,536</u>	<u>3,604,405</u>
Net finance costs	(38,765)	(2,622)	(41,387)
Reportable segment profit/(loss) for the year	<u>94,279</u>	<u>(21,831)</u>	<u>72,448</u>
Share of results of joint ventures, net of tax	(1,892)	-	(1,892)
Other material items:			
Change in fair value of investment properties	91,802	-	91,802
Depreciation of property, plant and equipment	(1,886)	(610)	(2,496)
Write down of development properties	(47,459)	-	(47,459)
Reportable segment assets	<u>11,525,389</u>	<u>2,631,201</u>	<u>14,156,590</u>
Reportable segment liabilities	<u>9,051,977</u>	<u>2,247,587</u>	<u>11,299,564</u>
Other segment information:			
Additions to non-current segment assets during the year	<u>93,598</u>	-	<u>93,598</u>

	Property development	Others	Total continuing operations	Discontinued operations	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
31 December 2014					
Revenue from external customers	2,204,076	9,895	2,213,971	22,071	2,236,042
Inter-segment revenue	-	7,841	7,841	-	7,841
Reportable segment revenue	<u>2,204,076</u>	<u>17,736</u>	<u>2,221,812</u>	<u>22,071</u>	<u>2,243,883</u>
Net finance costs	(14,761)	(1,324)	(16,085)	(360)	(16,445)
Reportable segment profit/(loss) for the year	<u>223,329</u>	<u>(63,075)</u>	<u>160,254</u>	<u>(1,681)</u>	<u>158,573</u>
Share of results of joint ventures, net of tax	(9,570)	-	(9,570)	-	(9,570)
Other material items:					
Gain on disposal of joint ventures	35,634	-	35,634	-	35,634
Change in fair value of investment properties	180,024	-	180,024	-	180,024
Depreciation of property, plant and equipment	(1,509)	(485)	(1,994)	(685)	(2,679)
Write down of development properties	(56,195)	-	(56,195)	-	(56,195)
Reportable segment assets	<u>11,953,879</u>	<u>2,677,568</u>	<u>14,631,447</u>	<u>-</u>	<u>14,631,447</u>
Reportable segment liabilities	<u>9,455,661</u>	<u>2,500,490</u>	<u>11,956,151</u>	<u>-</u>	<u>11,956,151</u>
Other segment information:					
Additions to non-current segment assets during the year	90,268	-	90,268	-	90,268

Reconciliation of reportable segment revenue, profits, assets and liabilities

	2015	2014
	RMB'000	RMB'000
<i>Revenue</i>		
Reportable segment revenue	3,604,405	2,243,883
Elimination of inter-segment revenue	(27,112)	(7,841)
Elimination of discontinued operations	-	(22,071)
Revenue	<u>3,577,293</u>	<u>2,213,971</u>
<i>Profit for the year</i>		
Reportable segment profit for the year	72,448	158,573
Elimination of inter-segment unrealised profits	(1,730)	(5,042)
Change in fair value of financial assets	-	(122)
Acquisition costs arising from the RTO exercise	-	(51,073)
Loss on disposal of subsidiaries	-	(12,903)
Professional fees paid in shares	-	(41,618)
Profit for the year	<u>70,718</u>	<u>47,815</u>
<i>Total assets</i>		
Reportable segment assets	14,156,590	14,631,447
Elimination of inter-segment receivables	(1,350,881)	(2,845,360)
Elimination of inter-segment investments	(1,861,351)	(1,861,351)
Elimination of inter-segment unrealised profits	-	(38,062)
Financial assets	250,000	258,519
Consolidated total assets	<u>11,194,358</u>	<u>10,145,193</u>
<i>Total liabilities</i>		
Reportable segment liabilities	11,299,564	11,956,151
Elimination of inter-segment payables	(1,350,881)	(2,845,360)
Consolidated total liabilities	<u>9,948,683</u>	<u>9,110,791</u>

15. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Please refer to paragraph 8.

16. A breakdown of sales as follows:—

	31-Dec-15 RMB'000	31-Dec-14 RMB'000	% Increase/ (decrease)
(a) Sales reported for first half year	832,204	1,000,533	-17%
(b) Operating (loss)/profit after tax before deducting minority interests reported for first half year	(29,186)	10,485	-378%
(c) Sales reported for second half year	2,745,089	1,213,438	126%
(d) Operating profit after tax before deducting minority interests reported for second half year	99,904	37,330	168%

17. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

	FY2015	FY2014
Distribution to Shagang South-Asia (Hong Kong) Trading Co., Limited	S\$2.7 million	-

18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement

Name	Age	Family relationship with any director/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Qian Bo (钱波)	45	Mr Qian Jianrong's sister	An accountant with Suzhou Gaoxin, 6 years	Nil
Huang Yi (黄毅)	45	Huang Yi is the husband of Ms Qian Bo and the brother-in-law of Mr Qian Jianrong	A human resource manager for the Chiwayland Group's Suzhou operations, 5 years.	Nil

19. Update on use of proceeds

On 9 October 2014, the Company entered into a subscription agreement to issue perpetual capital securities to a third party investor for a consideration of S\$30 million. The Company issued the perpetual capital securities to the subscriber on 17 October 2014.

The Company had received net proceeds of S\$29.7 million after deducting the arranger's fee on 24 October 2014.

As at the date of this announcement, the amount utilised from the net proceeds is stated below:

Use of proceeds	Allocated (S\$)	Utilised (S\$)	Balance (S\$)
Investment in joint venture for the property development projects in Brisbane Australia	11.9 million	11.9 million	-
Investment in other property development projects in Australia, as and when the appropriate opportunities arise	14.8 million	14.8 million ⁽¹⁾	-
General working capital	3.0 million	3.0 million	-

⁽¹⁾Include investment in Parramatta and Roseville, Australia.

20. Additional disclosure

As stated in the Circular dated 10 June 2014, additional disclosure in relation to the trust financing arrangements of the Group are as follows:

- (a) the aggregate trust financing obligations in the same format as presented in Section 2.9.8 entitled “Capitalisation and Indebtedness” of the Circular;

RMB'000	As at 31 Dec 2015	Adjusted as at 31 Dec 2015 ⁽¹⁾	Adjusted as at 31 Jan 2016 ⁽¹⁾
Cash and cash equivalents	1,203,532	1,203,532	*
Current Indebtedness			
<u>Secured</u>			
Borrowings (guaranteed)	745,000	745,000	745,000
Borrowings (non-guaranteed)	102,000	102,000	102,000
<u>Unsecured</u>			
Borrowings(non-guaranteed)	141,332	141,332	141,332
Non-current Indebtedness			
<u>Secured</u>			
Borrowings (guaranteed)	1,781,721	1,781,721	1,781,721
Borrowings(non-guaranteed)	577,880	577,880	577,880
<u>Unsecured</u>			
Borrowings(non-guaranteed)	785,000	785,000	1,035,000 ⁽²⁾
Total Indebtedness	4,132,933	4,132,933	4,382,933
Total Shareholders' equity	1,245,675	1,245,675	*
Total Capitalisation and Indebtedness	5,378,608	5,378,608	*

* Not applicable for disclosure for the period reported on.

Notes:

(1) Adjusted to reflect the Group's aggregate indebtedness pursuant to the trust financing arrangements, where certain amounts were accounted for as items other than borrowings in the unaudited consolidated financial statements as at 31 December 2015.

(2) On 11 January 2016, Jiangsu Shagang Group and Suzhou Chiway Shangcheng entered into loan agreements, pursuant to which, Jiangsu Shagang Group provided an aggregate loan of RMB550.0 million to Suzhou Chiway Shangcheng for a period of 18 months at an interest rate of 11.0%. The drawdown were RMB250 million at 11 January 2016, RMB300 million at 22 February 2016.

As at 31 January 2016, RMB250.0 million remained outstanding. The amount due to Jiangsu Shagang Group is classified as loans and borrowings in the unaudited consolidated financial statements.

(b) the aggregate trust financing obligations as a percentage of total indebtedness;

The Group has entered into three Type 1 trust financing agreements on 25 July 2014, 19 August 2014 and 10 December 2014 respectively. As at 31 December 2015 and 31 January 2016, RMB550.0 million remained outstanding.

RMB'000	Adjusted as at 31	Adjusted as at 31
	Dec 2015	Jan 2016
Total trust financing indebtedness	550,000	550,000
Total Indebtedness	4,127,933	4,377,933
Trust financing as a percentage of total Indebtedness	13.3%	12.6%

(c) the progress of the Enlarged Group in reducing the amount of its trust financing as a percentage of its total indebtedness to less than 20.0% within 12 months from the Completion Date;

Not applicable. The trust financing as a percentage of its total indebtedness is less than 20% as at 31 December 2015 and 31 January 2016.

(d) diagrammatic illustrations of the structure of the Enlarged Group's trust financing arrangements;

There is no outstanding Type 2 trust financing arrangement as at the date of this announcement. Please refer to the Company's circular dated 10 June 2014 for details of the two (2) Type 2 trust financing arrangements which were fully repaid as at the date of this announcement.

(e) the relevant exit mechanisms for the Enlarged Group's trust financing arrangements;

There is no outstanding Type 2 trust financing arrangement as at the date of this announcement. The details of the exit mechanism for the two (2) Type 2 trust financing agreements entered into by the Group (which were fully repaid as at the date of this announcement) are set out on Page A-213, A-214 and A- 220 of the Company's circular dated 10 June 2014.

- (f) for as long as the trust financing arrangements remain valid and subsisting and the financial statements of Xuzhou Chiway and Shanghai Real Estate have not been consolidated in the Enlarged Group's consolidated financial statements:

Not applicable. The trust financing arrangements in respect of Xuzhou Chiway and Shanghai Real Estate have been fully repaid. Accordingly, Xuzhou Chiway and Shanghai Real Estate have been accounted for as wholly-owned subsidiaries of the Group and their financial statements have been consolidated in the Group's unaudited financial information for the current period being reported on.

- (1) the unaudited revenue, profit before tax and net asset value of Xuzhou Chiway and Shanghai Real Estate;

Not applicable.

- (2) the sale progress of Xuzhou Royal Palace Phase 3 and whether the Group has met the pre-determined sale progress;

Not applicable.

- (3) the illustrative unaudited financial information of the Group as if Xuzhou Chiway and Shanghai Real Estate are accounted for as wholly-owned subsidiaries and the relevant operations review based on both the audited consolidated financial statements and illustrative unaudited financial information.

Not applicable.

21. Confirmation that the issuer has procured undertakings from all its directors and executive officers pursuant to Rule 720(1) of the SGX Listing Manual.

The Company confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX Listing Manual.

BY ORDER OF THE BOARD

On behalf of the Board of Directors

Qian Jianrong
Executive Chairman

Tian Honglei
Executive Director

29 February 2016

UOB Kay Hian Private Limited was the financial adviser to the Company for the acquisition of the entire issued and paid up share capital of Chiwayland Group (Singapore) Pte. Ltd. (the “Financial Adviser”). The Financial Adviser assumes no responsibility for the contents of this announcement.