



CHINA YUANBANG PROPERTY HOLDINGS LIMITED
(Incorporated in Bermuda)
(Co. Reg. No: 39247)

3RD QUARTER FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 31 MARCH 2017

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

1(a) A statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.

Group Statement of Comprehensive Income for period ended 31 March 2017. These figures have not been audited.

	Group 3 months ended			Group 9 months ended		
	31/3/2017 RMB'000 Unaudited	31/3/2016 RMB'000 Unaudited	% Changes	31/3/2017 RMB'000 Unaudited	31/3/2016 RMB'000 Unaudited	% Changes
Revenue	40,411	10,414	288.0	222,420	492,328	(54.8)
Cost of sales	(28,593)	(7,012)	307.8	(154,852)	(409,471)	(62.2)
Gross profit	11,818	3,402	247.4	67,568	82,857	(18.5)
Other income and gains	14,265	6,862	107.9	30,273	22,357	35.4
Selling expenses	(1,767)	(823)	114.7	(11,412)	(12,274)	(7.0)
Administrative expenses	(19,424)	(28,435)	(31.7)	(63,245)	(89,742)	(29.5)
Other operating expenses	(3,468)	(2,559)	35.5	(9,797)	(5,347)	83.2
Profit/(loss) before income tax	1,424	(21,553)	(106.6)	13,387	(2,149)	(723.0)
Income tax expense	(4,239)	(761)	457.0	(8,326)	(15,451)	(46.1)
(Loss)/profit for the period	(2,815)	(22,314)	(87.4)	5,061	(17,600)	(128.8)
Other comprehensive income, net of tax Items that may be reclassified subsequently to profit or loss:						
Exchange differences on translation of financial statements of foreign operations, net of tax	100	1	9,900.0	291	374	(22.2)
Total comprehensive income for the period	(2,715)	(22,313)	(87.8)	5,352	(17,226)	(131.1)
(Loss)/profit attributable to:						
Owners of the Company	(3,337)	(20,882)	(84.4)	(2,299)	(32,395)	(92.9)
Non-controlling interests	522	(1,432)	(136.5)	7,360	14,795	(50.3)
	(2,815)	(22,314)	(87.4)	5,061	(17,600)	(128.8)
Total comprehensive income attributable to:						
Owners of the Company	(3,237)	(20,881)	(84.5)	(2,008)	(32,021)	(93.7)
Non-controlling interests	522	(1,432)	(136.5)	7,360	14,795	(50.3)
	(2,715)	(22,313)	(87.8)	5,352	(17,226)	(131.1)

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

Statements of Financial Position	Group		Company	
	31/3/2017	30/06/2016	31/3/2017	30/06/2016
	RMB'000	RMB'000	RMB'000	RMB'000
	Unaudited	Audited	Unaudited	Audited
ASSETS AND LIABILITIES				
Non-current assets				
Interests in subsidiaries	-	-	134,381	134,381
Property, plant and equipment	75,383	69,721	-	-
Investment properties	535,607	535,607	-	-
Land use rights	10,399	10,668	-	-
Deferred tax assets	49,384	49,384	-	-
	670,773	665,380	134,381	134,381
Current assets				
Properties held under development	1,677,223	1,380,839	-	-
Properties held for sale	1,905,276	1,872,160	-	-
Accounts receivable	-	6,377	-	-
Prepayments, deposits paid and other receivables	749,561	664,868	1,478	1,317
Due from subsidiaries	-	-	338,424	340,011
Cash and bank balances	291,773	198,352	-	-
Total current assets	4,623,833	4,122,596	339,902	341,328
Current liabilities				
Account payables	250,417	346,733	-	-
Receipts in advance	1,667,792	1,272,462	-	-
Accruals, deposits received and other payables	910,998	409,681	9,307	7,859
Interest-bearing bank and other borrowings	718,302	785,246	-	-
Income tax payable	196,448	202,989	-	-
Total current liabilities	3,743,957	3,017,111	9,307	7,859
Net current assets	879,876	1,105,485	330,595	333,469
Total assets less current liabilities	1,550,649	1,770,865	464,976	467,850
Non-current liabilities				
Interest-bearing bank and other borrowings	427,941	653,509	-	-
Deferred tax liabilities	125,352	125,352	-	-
	553,293	778,861	-	-
Net assets	997,356	992,004	464,976	467,850
EQUITY				
Equity attributable to owners of the Company				
Share capital	133,882	133,882	133,882	133,882
Reserves	559,440	561,448	331,094	333,968
	693,322	695,330	464,976	467,850
Non-controlling interests	304,034	296,674	-	-
Total equity	997,356	992,004	464,976	467,850

1(b)(ii) Aggregate amount of group's borrowings and debt securities.**Amount repayable in one year or less, or on demand**

As at 31/3/2017		As at 30/06/2016	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
527,322	190,980	444,000	341,246

Amount repayable after one year

As at 31/3/2017		As at 30/06/2016	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
403,782	24,159	619,508	34,001

Details of any collateral

As at 31 March 2017, the Group's interest-bearing bank and other borrowings of RMB931.1 million were secured by the pledge of certain properties held under development, properties held for sale and investment properties of the Group.

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 3 months ended		Group 9 months ended	
	31/03/2017 RMB'000 Unaudited	31/03/2016 RMB'000 Unaudited	31/03/2017 RMB'000 Unaudited	31/03/2016 RMB'000 Unaudited
Cash flows from operating activities				
Profit/(loss) before income tax	1,424	(21,553)	13,387	(2,149)
Adjustments for:				
Interest income	(246)	(54)	(548)	(402)
Amortisation of land use rights	89	91	269	270
Depreciation of property, plant and equipment	2,263	1,808	7,542	6,376
Gain on disposal of property, plant and equipment	-	-	-	(1,456)
Operating profit/(loss) before working capital changes	3,530	(19,708)	20,650	2,639
Increase in properties held for development	-	(480)	-	(25,657)
Increase in properties held under development	(41,442)	(29,417)	(185,869)	(187,202)
Decrease in properties held for sale	20,625	243	(33,116)	425,234
Decrease in accounts receivable	-	-	6,377	-
Increase in prepayments, deposits paid and other receivables	(84,709)	(105,293)	(84,693)	(23,792)
Increase/(decrease) in accounts payable	(42,638)	154	(96,316)	(111,497)
Increase in receipts in advance	176,743	124,961	395,330	90,159
Increase in accruals and other payables	114,326	82,126	501,317	89,908
Cash generated from operations	146,435	52,586	523,680	259,792
Income taxes paid	(7,093)	(3,432)	(14,867)	(18,024)
Interest received	246	54	548	402
<i>Net cash generated from operating activities</i>	139,588	49,208	509,361	242,170
Cash flows from investing activities				
Decrease in restricted bank deposits	-	-	-	65,574
Proceeds from disposal of property, plant and equipment	-	-	-	2,787
Purchases of property, plant and equipment	(2,750)	(3,112)	(13,204)	(5,694)
<i>Net cash (used in)/generated from investing activities</i>	(2,750)	(3,112)	(13,204)	62,667
Cash flows from financing activities				
Proceeds from bank and other borrowings	109,814	104,580	349,539	314,690
Repayments of bank and other borrowings	(87,975)	(177,075)	(642,051)	(494,006)
Interest paid	(41,831)	(41,831)	(110,515)	(119,506)
<i>Net cash used in financing activities</i>	(19,992)	(114,326)	(403,027)	(298,822)
Net (decrease)/increase in cash and cash equivalents	116,846	(68,230)	93,130	6,015
Effect on exchange translation	100	1	291	374
Cash and cash equivalents at beginning of period	174,827	176,545	198,352	101,927
Cash and cash equivalents at end of period	291,773	108,316	291,773	108,316

Note:

	Group 3 months ended		Group 9 months ended	
	31/3/2017 RMB'000 Unaudited	31/3/2016 RMB'000 Unaudited	31/3/2017 RMB'000 Unaudited	31/3/2016 RMB'000 Unaudited
Cash and bank balances	420,589	237,132	420,589	237,132
Less: Restricted bank balances	(128,816)	(128,816)	(128,816)	(128,816)
Cash and cash equivalents for the purpose of statement of cash flows	291,773	108,316	291,773	108,316

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.

Group	Share capital RMB'000	Share premium* RMB'000	Merger reserve* RMB'000	Revaluation reserve* RMB'000	Statutory reserve* RMB'000	Translation reserve* RMB'000	Retained earnings* RMB'000	Non-controlling Interests RMB'000	Total RMB'000
At 30 June 2015 and 1 July 2015 (Audited)	133,882	302,585	20,720	4,582	93,892	2,850	212,559	308,187	1,079,257
Loss for the period	-	-	-	-	-	-	(32,395)	14,795	(17,600)
Other comprehensive Income									
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	374	-	-	374
Total comprehensive income for the period	-	-	-	-	-	374	(32,395)	14,795	(17,226)
At 31 March 2016 (Unaudited)	133,882	302,585	20,720	4,582	93,892	3,224	180,164	322,982	1,062,031
At 30 June 2015 and 1 July 2015 (Audited)	133,882	302,585	20,720	4,582	93,892	2,850	212,559	308,187	1,079,257
At 30 June 2016 and 1 July 2016 (Audited)	133,882	302,585	20,720	10,293	93,892	3,138	130,820	296,674	992,004
Profit for the period	-	-	-	-	-	-	(2,299)	7,360	5,061
Other comprehensive Income									
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	291	-	-	291
Total comprehensive income for the period	-	-	-	-	-	291	(2,299)	7,360	5,352
At 31 March 2017 (Unaudited)	133,882	302,585	20,720	10,293	93,892	3,429	128,521	304,034	997,356

*These reserve accounts comprise the consolidated reserves of approximately RMB559,440,000 (3QFY2015: RMB605,167,000) in the Group's statement of financial position.

Company

	Share capital RMB'000	Share premium** RMB'000	Contributed surplus** RMB'000	Accumulated losses** RMB'000	Total RMB'000
At 30 June 2015 and 1 July 2015 (Audited)	133,882	304,474	35,064	(1,900)	471,520
Loss for the period and total comprehensive income for the period	-	-	-	(3,328)	(3,328)
At 31 March 2016 (Unaudited)	133,882	304,474	35,064	(5,228)	468,192
At 30 June 2016 and 1 July 2016 (Audited)	133,882	304,474	35,064	(5,570)	467,850
Loss for the period and total comprehensive income for the period	-	-	-	(2,874)	(2,874)
At 31 March 2017 (Unaudited)	133,882	304,474	35,064	(8,444)	464,976

** These reserve accounts comprise the Company's reserves of approximately RMB331,094,000 (3QFY2016: RMB334,310,000) in the Company's statement of financial position.

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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding year.

There were no shares held as treasury shares and the Company does not have any share that may be issued on conversion of any outstanding convertibles as at 31 March 2017.

There were no subsidiary holdings as at 31 March 2017.

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.

	Group		Company	
	31/3/2017	30/06/2016	31/3/2017	30/06/2016
Total number of issued shares	69,400,000	69,400,000	69,400,000	69,400,000
Less: Treasury shares	-	-	-	-
Total number of issued shares excluding treasury shares	69,400,000	69,400,000	69,400,000	69,400,000

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

Not applicable

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable

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

The figures have neither been audited nor reviewed by the auditors.

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

The Group had applied the same accounting policies and methods of computation in the financial statements for the current reporting period as in those of the audited financial statement for the year ended 30 June 2016.

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 the new and revised International Financial Reporting Standards (IFRSs) which are relevant to and effective for the Group's Financial Statements for the financial periods beginning on 1 July 2016. The adoption of these new and amended IFRSs did not give rise to significant change to the financial statements.

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

	Group		Group	
	3 months ended		9 months ended	
	31/3/2017	31/3/2016	31/3/2017	31/3/2016
	Unaudited	Unaudited	Unaudited	Unaudited
Losses per ordinary share				
(a) Basic (RMB dollars)	(0.05)	(0.30)	(0.03)	(0.47)
(b) Fully diluted (RMB dollars)	N/A	N/A	N/A	N/A

Notes:

The calculation of basic losses per ordinary share is based on the loss for the three months ended 31 March 2017 (“3QFY2017”) and loss for the nine months ended 31 March 2017 (“9MFY2017”) attributable to owner of the Company of approximately RMB3,337,000 and RMB2,229,000, respectively (3QFY2016: loss of RMB20,882,000 and 9MFY2015: loss of RMB32,395,000) and on weighted average number of shares of 69,400,000 (2016: 69,400,000) ordinary shares in issue during the said periods.

Diluted earnings per share for the periods ended 31 March 2017 and 2016 was not presented as there was no potential dilution of the Company’s ordinary share capital.

- 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 financial period reported on; and**
- (b) immediately preceding financial year.**

	Group		Company	
	31/3/2017	30/06/2016	31/3/2017	30/06/2016
Net asset value per ordinary share based on issued share capital at the end of the period: (RMB dollars)	9.99	10.02	6.70	6.74

Notes:

Net asset value per ordinary share was calculated based on:

- the shareholder’s equity of the Group/ Company at 31 March 2017 and 30 June 2016; and
- the issued ordinary shares at 31 March 2017 and 30 June 2016 of 69,400,000 ordinary shares.

- 8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group’s business. It must include a discussion of the following:**
- (a) 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; and**

Review of performance

Revenue

The Group’s revenue for 3QFY2017 and 9MFY2017 was mainly derived from the sale of residential units of Ming Yue Shui An (明月水岸) (“Xilang Project”) and Shan Qing Shui Xiu (山清水秀) in Guangzhou City, Phase II of Aqua Lake Grand City (绿湖豪城) in Nanchang City (“Aqua Lake Project”) and Hou De Zai Wu (厚德载物) in Tonghua City (“Tonghua Project”).

For 3QFY2017, the Group recorded a revenue of RMB40.4 million, an increase of RMB30.0 million compared to the previous corresponding period. The increase in revenue for 3QFY2017 was because there was no handover of residential units of Tonghua Project by the Group in previous corresponding period.

For 9MFY2017, the Group recorded a revenue of RMB222.4 million, a decrease of RMB269.9 million compared to the previous corresponding period. The decrease in revenue for 9MFY2017 was due mainly to (i) the handover of fewer residential units of Phase II of Aqua Lake Grand City. About 97% of the project had been handed over to buyers; and (ii) the delay of the completion of interior renovation works of Ming Yue Shui An which caused a delay in the handing over of residential units to buyers.

Cost of sales

The Group recorded an increase in cost of sales amounting to RMB21.6 million, from RMB7.0 million in 3QFY2016 to RMB28.6 million in 3QFY2017. The increase was in tandem with the increase in revenue.

For 9MFY2017, the Group recorded cost of sales of RMB154.9 million, a decrease of RMB254.6 million from RMB409.5 million in 9MFY2016, which was in line with the decline in revenue in 9MFY2017.

Gross profit

The Group achieved gross profit of RMB11.8 million in 3QFY2017, compared with RMB3.4 million in 3QFY2016. This was in tandem with the increase in revenue in 3QFY2017. For 9MFY2017, gross profit was RMB67.6 million, a decrease of RMB15.3 million from RMB82.9 million in 9MFY2016.

Other income and gains

For 3QFY2017, the Group recorded other income and gains of RMB14.3 million, an increase of RMB7.4 million compared to the previous corresponding period. For 9MFY2017, the Group recorded other income and gains of RMB30.3 million, an increase of RMB7.9 million compared to the previous corresponding period.

For 3QFY2017, the increase was mainly due to the increase in rental income from the Group's investment properties.

For 9MFY2017, the increase was mainly the net effect of (i) the increased ticket sales from Batai Mountain National Park by RMB7.4 million compared with 9MFY2016 as a result of increased numbers of tourists and (ii) a gain on disposal of property, plant and equipment of RMB1.5 million recorded in 9MFY2016, but none in 9MFY2017.

Selling expenses

For 3QFY2017, the Group recorded selling expenses of RMB1.8 million, an increase of approximately RMB0.9 million compared to the previous corresponding period. The increased amount was in line with the increased revenue in 3QFY2017.

For 9MFY2017, the Group recorded selling expenses of RMB11.4 million, a decrease of approximately RMB0.9 million compared to the previous corresponding period. The decrease was due mainly to fewer advertising and promotional activities in 9MFY2017.

Administrative expenses

For 3QFY2017, the Group recorded administrative expenses of RMB19.4 million, a decrease by RMB9.0 million compared to the previous corresponding period.

For 9MFY2017, the Group recorded administrative expenses of RMB63.2 million, a decrease by approximately RMB26.5 million compared to the previous corresponding period.

The decrease was due mainly to lower local taxes incurred in relation to Ming Yue Shui An (9MFY2017: RMB1.2 million; 9MFY2016: RMB21.6 million) during the period. Entertainment and salaries expenses also decreased due to the costs control policy implemented by the Group.

Other operating expenses

The Group recorded other operating expenses of RMB3.5 million and RMB9.8 million for 3QFY2017 and 9MFY2017, respectively, an increase by RMB0.9 million and RMB4.5 million compared to the previous corresponding period. The amount mainly represented the direct expenses such as staff cost, repair and maintenance and others, in relation to the Batai Mountain National Park project. For 9MFY2017, the increase was in line with increased ticket sales from Batai Mountain National Park.

Income tax expense

The amount mainly represented China's enterprise income tax and land appreciation tax provided for the period.

For 3QFY2017, the Group recorded an income tax expense of RMB4.2 million, an increase of RMB3.5 million compared to the previous corresponding period. An increase of income tax was mainly due to the increased provision of enterprise income tax of the Group in this quarter.

For 9MFY2017, the Group recorded an income tax expense of RMB8.3 million, a decrease of RMB7.1 million compared to the previous corresponding period. There was a decrease in effective income tax rate compared to the previous corresponding period mainly because the land appreciation tax imposed by the Chinese Government decreased in line with the decrease in the Group's revenue.

Profit/(loss) for the period

For 3QFY2017, the Group recorded a smaller loss of RMB2.8 million, compared to RMB22.3 million in 3QFY2016. For 9MFY2017, the Group recorded a profit of RMB5.1 million, compared to a loss of RMB17.6 million in 9MFY2016.

(b) 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 the Group Financial Position as at 31 March 2017

Current assets

The Group's current assets stood at RMB4,623.8 million as at 31 March 2017, an increase of RMB501.2 million from RMB4,122.6 million as at 30 June 2016. The increase was mainly attributable to the RMB33.1 million increase in properties held for sale and RMB296.3 million increase in properties held under development as a result of the continued development of the Group's projects.

The increase in current assets was also due to the increase in cash and bank balances to RMB93.4 million, which meant mainly for the Group's operation during the period and increase in prepayment made to the subcontractors for purchase of construction materials.

Current liabilities

As at 31 March 2017, the Group's current liabilities stood at RMB3,744 million, an increase of RMB727 million from RMB3,017 million as at 30 June 2016.

The increase in balance was due mainly to the net effect of (i) decrease in accounts payable due to payments made during the period; (ii) net decrease in interest-bearing bank and other borrowings of RMB66.9 million as a result of the repayment of loans, (iii) an increase in accruals and other payables for construction costs, including Tonghua Project of RMB206.9 million and refundable deposits from buyers for Xilang Project by RMB198.7 million; and (iv) an increase in receipts in advance of RMB395 million from the presale of residential units.

Non-current liabilities

The Group's non-current liabilities stood at RMB553.3 million as at 31 March 2017, compared with RMB778.9 million as at 30 June 2016. This was due to the decrease in interest-bearing bank and other borrowings of RMB225.6 million as a result of (i) new bank borrowings and (ii) reclassification of the loans to current liabilities due to their shorter maturity tenure.

Total equity

As at 31 March 2017, the Group's equity stood at RMB997.4 million, an increase of RMB5.4 million from RMB992.0 million as at 30 June 2016. This was due mainly to the profit for the period under review.

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

The results are in line with item 10 of the Company's results announcement for the quarter ended 31 December 2016 released via SGXNet on 14 February 2017.

10. A commentary at the date of the announcement of the significant trends and 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.

The Chinese Government has recently implemented new housing policies to reduce speculation in the property market in major cities, including measures such as higher down-payments and restriction on third-home purchases. As such, China's residential property market is expect to face headwinds in 2017.

The Group has laid down clear strategies to focus its property development efforts in Guangzhou. Consequently, the Group is increasing its sales efforts of other property projects in the second tier cities outside of Guangzhou, and actively seeking for new land bank reserves in Guangzhou.

Details of the occupancy and take-up rates of the Group's major existing projects which had obtained pre-sale certificates as at 31 March 2017 are as follows:

	Shan Qing Shui Xiu (山清水秀)	Aqua Lake Grand City (Phase II) (绿湖豪城)	Ming Yue Xing Hui (明月星辉)	Ming Yue Jin An (明月金岸)	Ming Yue Shui An (明月水岸)	Hou De Zai Wu (厚德载物)
Total units of residential for sales	1,791	1,005	431	404	605	1,481
Total units handed over to buyers as of 31 March 2017	325	973	431	373	344	574
Percentage of handed over	18%	97%	100%	92%	57%	39%
Pre-sale units not handed over to buyers as at 31 March 2017						
- Residential units	411	10	-	26	232	180
- Carpark	-	-	22	52	-	-
- Hotel	-	1	-	-	-	-
Pre-sale value of units not handed over to buyers as at 31 March 2017	RMB379.8 million	RMB300.6 million	RMB13.0 million	RMB109.2 million	RMB397.7 million	RMB105.6 million

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

None

(b) Corresponding Period of the Immediately Preceding Financial Year

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

None

(c) Date payable

N/A

(d) Books closure date

N/A

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

No dividend has been declared or recommended for the third quarter results ended 31 March 2017.

13. Confirmation By Directors Pursuant to Rule 705(5) of the Listing Manual of SGX-ST.

We confirm that to the best of our knowledge, nothing has come to the attention of the Board of Directors of China Yuanbang Property Holdings Limited which may render the financial statements for 3QFY2017 and 9MFY2017 to be false or misleading in any material aspect.

For and on behalf of the
Board of Directors of
China Yuanbang Property Holdings Limited

Lin Yeju
Non-Executive Chairman

Zhou Jiangtao
Director

14. General mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii)

The Company does not have an IPT mandate.

15. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

The Company hereby confirms that it has procured undertakings from all the directors and executive offices under Rule 720(1).

BY ORDER OF THE BOARD

Lin Yeju
Non-Executive Chairman

15 May 2017