



MEDIA RELEASE
For Immediate Release

China Yuanbang's revenue recorded RMB17.0million for 1Q2015 ended 30 September 2014

Highlights

- Pipeline of over RMB\$ 1.11 billion projects to be handed over
- Net Asset Value of RMB\$1.10 billion as at 30 September 2014

SINGAPORE, 10 November 2014 – MAINBOARD-LISTED **China Yuanbang Property Holdings (S) Ltd** (“Yuanbang” or “The Group”) (元邦房地产控股有限公司) has recorded a RMB17.0 million (equivalent to S\$3.57 million) in its Group revenue for the first quarter of financial year ended 30 September 2014 (1QFY2015) compared to RMB235.9 million in the previous corresponding period (1QFY2014). Gross profit is at RMB4.6 million in 1QFY2015 compared with RMB71.3 million in 1QFY2014.

The decrease in revenue was due mainly to the delay in the handover of the residential units under Xilang project, namely Ming Yue Shui An (明月水岸), pending completion of the necessary certification procedures in China.

The Group's revenue for 1QFY2015 was mainly derived from the sale of Jinshazhou Project, namely Ming Yue Jin An (明月金岸) and Huadu Project (Phases I and II), namely Shan Qing Shui Xiu (山清水秀) in Guangzhou City.

Mr Chen Jianfeng (陈建锋), the Executive Chairman, commented : *“The performance of our first quarter was dampened by the delay in the handover of the residential units of Ming Yue Shui An project. We remain optimistic that the momentum will resume by the next quarter with the ongoing revenue recognition of the pre-sales of our five major developmental projects throughout the financial year 2015.”*

The Group recorded other income and gains of RMB 3.7 million in 1QFY2015 which were RMB0.7 million higher than 1QFY2014. The increase was due mainly to an increase in rental income of Wenchang Project’s commercial units as more units were rented out with a higher rental rate when compared with last period

Financial Position Highlights

The Group’s financial position continues to remain robust, backed by RMB\$1.1 billion of net assets as at 30 September 2014. This translates to net asset value per share to RMB 112 cents (equivalent to 23.5 Singapore cents) compared to RMB 116 cents recorded at 30 June 2014.

Cash and bank balances totaled RMB\$620.9 million with RMB 276.6 million under restricted bank balances as at 30 September 2014, compared to RMB\$290.0 million as at 30 June 2014.

Market capitalisation was S\$65.9 million based on the closing share price of S\$0.095 Singapore cents as at 10 November2014.

Project Update

The Group is on schedule for its construction work in progress. The occupancy and take-up rates of the Group's five major existing projects which have obtained pre-sale certificates as at 30 September 2014 are as follows:

	Shan Qing Shui Xiu (Phase I & II) (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)
Total units for sales	408	1,005	431	404	605
Total units handed over to buyers as of 30 September 2014	237	930	423	347	-
Percentage of handed over	58%	93%	98%	86%	-
Pre-sale value not handed over to buyers as at 30 September 2014	RMB273.1 million	RMB276.0 million	RMB14.6 million	RMB56.2 million	RMB494.5 million

The balance of the pre-sales value of the abovementioned projects will be progressively recognised as revenue from 2QFY2015 onwards.

The Group has also pre-launched sale of its Phase I of Ren Jie Di Ling (人杰地灵) project in Rushan City and there are a total of 170 units available for sale as at 30 September 2014. The Group would be preparing for a full-scale launch of the said project in the coming months.

In addition to the above six projects, the Group is in the process of planning and constructing five other developments, namely Hou De Zai Wu (厚德载物) in Tonghua City, Batai Mountain Project in Wanyuan City, Huizhou Project in Huizhou City and Conghua Project in Conghua City.

Business Outlook

The business outlook for the property sector in China remains challenging in short term due to the impact of the national government's continued cooling measures. However, the Group remains positive in the medium term as at least 30 local governments in China have relaxed the home restriction rulings. The banks in China have recently been encouraged to provide sustained property-related loans to buyers and property developers.. This would provide a renewed support for the demand for the property sector.

This press release should be read in conjunction with the full SGX announcement released by China Yuanbang dated 10 November 2014. A copy of the announcement is available on www.sgx.com.

About China Yuanbang

China Yuanbang Property Holdings Ltd (元邦房地产控股有限公司) is a premium Guangzhou-based property developer which focuses on the development of quality residential and commercial properties for the middle to upper-middle income market segments.

The Group has completed three property developments, namely the “Yuanbang Gardens”, “Yuanbang Aviation Homeland” and “Yuanbang Mingyue Gardens”, with an aggregate Gross Floor Area (GFA) of approximately 217,368 sq m. The Group’s properties held under development include “Aqua Lake Grand City” (綠湖豪城) in Nanchang City, “Ming Yue Xing Hui” (明月星輝), “Shan Qing Shui Xiu” (山清水秀), “Ming Yue Jin An” (明月金岸) and “Ming Yue Shui An” (明月水岸) in Guangzhou City, “Hou De Zai Wu” (厚德載物) in Tonghua City, “Ren Jie Di Ling” (人杰地靈) in Rushan City, “Batai Mountain Project” in Wanyuan City and “Huizhou Project” in Huizhou City with an aggregate GFA of approximately 2,269,130 sq m.

Driven by operational excellence and quality development, the Group has been awarded the “2005 China Real Estate Golden Tripod Award — China Quality Real Estate of the Year”, “The PRC Quality Property Development Award” in 2006 and “China Quality Construction Silver Award” in 2007, “2008 Top 10 Enterprises of Nanchang Commodity Housing Sales”, “2008–09 Most Influential Development Project in Jiangxi”, “2009 China Real Estate Golden Tripod Award”, “2009 China Real Estate Golden Building Award”, “2010 Top 10 Brand of Guangzhou Property”, “2011 Most Price/Performance Ratio Property in Jingxi”, “10 High-end Real Estate Award — Shan Qing Shui Xiu”, “Guangzhou Gold Medal Units Award — Ming Yue Jin An” and “2012 Guangzhou Top 10 Livable Units Award — Ming Yue Shui An” and “2013 Guangzhou Gold Medal Units Award — Ming Yue Shui An”. During FY2014, the Group has been awarded the “China Real Estate Golden Tripod Award – Most Reliable Property Brand”.

The Group is listed on the Mainboard of the Singapore Exchange Securities Trading Limited on 9 May 2007.

Website: <http://www.yuanbang.com>

Issued on behalf of **China Yuanbang Property Holdings Ltd** by Waterbrooks Consultants Pte Ltd

Media and Analyst Contacts:

Waterbrooks Consultants Pte Ltd

Tel: (+65) 6100-2228

Email: info_news@waterbrooks.com.sg

Mr Wayne Koo

Mobile: (+65) 9338 8166

Email: wayne.koo@waterbrooks.com.sg

Mr Jean Yang Sook Chin

Mobile: (+65) 9363 6369

Email: jean@waterbrooks.com.sg