



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

1ST QUARTER FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

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 30 September 2019. These figures have not been audited.

| | Group 3 months ended | | % Changes |
|---|-----------------------------------|-----------------------------------|--------------|
| | 30/9/2019 RMB'000 Unaudited | 30/9/2018 RMB'000 Unaudited | |
| Revenue | 120,870 | 247,800 | (51.2) |
| Cost of sales | (79,930) | (138,766) | (42.4) |
| Gross profit | 40,940 | 109,034 | (62.5) |
| Other income and gains | 12,698 | 10,952 | 15.9 |
| Selling expenses | (4,183) | (17,139) | (75.6) |
| Administrative expenses | (14,384) | (15,243) | (5.6) |
| Other operating expenses | (10,714) | (9,241) | 15.9 |
| Operating profit | 24,357 | 78,363 | (68.9) |
| Finance costs | (651) | -568 | 100.0 |
| Profit before income tax | 23,706 | 77,795 | (69.5) |
| Income tax expense | (10,326) | (34,485) | (70.1) |
| Profit for the period | 13,380 | 43,310 | (69.1) |
| 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 | 660 | (690) | (195.7) |
| Total comprehensive income for the period | 14,040 | 42,620 | (67.1) |
| Profit attributable to: | | | |
| Owners of the Company | 14,175 | 45,060 | (68.5) |
| Non-controlling interests | (795) | (1,750) | (54.6) |
| | 13,380 | 43,310 | (69.1) |
| Total comprehensive income attributable to: | | | |
| Owners of the Company | 14,835 | 44,370 | (66.6) |
| Non-controlling interests | (795) | (1,750) | (54.6) |
| | 14,040 | 42,620 | (67.1) |

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 | |
|---|-----------------------------------|---------------------------------|-----------------------------------|---------------------------------|
| | 30/9/2019 RMB'000 Unaudited | 30/6/2019 RMB'000 Audited | 30/9/2019 RMB'000 Unaudited | 30/6/2019 RMB'000 Audited |
| ASSETS AND LIABILITIES | | | | |
| Non-current assets | | | | |
| Interests in subsidiaries | - | - | 134,381 | 134,381 |
| Property, plant and equipment | 106,657 | 108,163 | - | - |
| Investment properties | 587,600 | 587,600 | - | - |
| Land use rights | 9,711 | 9,806 | - | - |
| Prepayment | 120,000 | 120,000 | - | - |
| Loan receivables | 39,892 | 40,070 | - | - |
| Deferred tax assets | 40,913 | 40,913 | - | - |
| | 904,773 | 906,552 | 134,381 | 134,381 |
| Current assets | | | | |
| Properties held under development | 604,315 | 439,918 | - | - |
| Properties held for sale | 1,175,106 | 1,252,513 | - | - |
| Accounts receivable | 57,107 | 59,157 | - | - |
| Prepayments, deposits paid and other receivables | 515,879 | 570,246 | 1,526 | 1,483 |
| Contract assets | 31,165 | 31,165 | - | - |
| Loan receivable | 105,431 | 109,269 | - | - |
| Due from subsidiaries | - | - | 332,438 | 324,300 |
| Cash and bank balances | 101,769 | 123,147 | - | - |
| | 2,590,772 | 2,585,415 | 333,964 | 325,783 |
| Current liabilities | | | | |
| Accounts payable | 499,456 | 504,671 | - | - |
| Contract liabilities | 608,951 | 562,832 | - | - |
| Accruals, deposits received and other payables | 393,220 | 412,013 | 10,833 | 1,989 |
| Interest-bearing bank and other borrowings | 197,344 | 431,595 | - | - |
| Income tax payable | 174,228 | 165,340 | - | - |
| | 1,873,199 | 2,076,451 | 10,833 | 1,989 |
| Net current assets | 717,573 | 508,964 | 323,131 | 323,794 |
| Total assets less current liabilities | 1,622,346 | 1,415,516 | 457,512 | 458,175 |
| Non-current liabilities | | | | |
| Interest-bearing bank and other borrowings | 552,538 | 359,749 | - | - |
| Deferred tax liabilities | 140,017 | 140,017 | - | - |
| | 692,555 | 499,766 | - | - |
| Net assets | 929,791 | 915,750 | 457,512 | 458,175 |
| EQUITY | | | | |
| Equity attributable to owners of the Company | | | | |
| Share capital | 133,882 | 133,882 | 133,882 | 133,882 |
| Reserves | 567,728 | 552,892 | 323,630 | 324,293 |
| | 701,610 | 686,774 | 457,512 | 458,175 |
| Non-controlling interests | 228,181 | 228,976 | - | - |
| Total equity | 929,791 | 915,750 | 457,512 | 458,175 |

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

| As at 30/09/2019 | | As at 30/06/2019 | |
|------------------|-----------|------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| 197,345 | - | 244,504 | 23,740 |

Amount repayable after one year

| As at 30/09/2019 | | As at 30/06/2019 | |
|------------------|-----------|------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| 523,965 | 28,573 | 490,979 | - |

Details of any collateral

As at 30 September 2019, the Group's interest-bearing bank borrowings of RMB721.3 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 | |
|---|-----------------------------------|-----------------------------------|
| | 30/9/2019 RMB'000 Unaudited | 30/9/2018 RMB'000 Unaudited |
| Cash flows from operating activities | | |
| Profit before income tax | 23,706 | 77,795 |
| Adjustments for: | | |
| Interest income | (5,491) | (1,078) |
| Interest expenses | 651 | - |
| Amortisation of land use rights | 95 | 71 |
| Impairment of other receivables | 772 | - |
| Depreciation of property, plant and equipment | 2,132 | 2,232 |
| Operating profit before working capital changes | 21,865 | 79,020 |
| Increase in properties held under development | (155,383) | (12,206) |
| Decrease in properties held for sale | 77,407 | 131,737 |
| Decrease/ (increase) in accounts receivable | 2,049 | (5,936) |
| Decrease / (increase) in prepayments, deposits paid and other receivables | 53,595 | (34,030) |
| Decrease in account payables | (5,215) | (275,536) |
| Increase in receipts in advance | 46,115 | 278,062 |
| Decrease in accruals, deposits received and other payables | (18,794) | (97,294) |
| Cash generated from operations | 21,639 | 63,817 |
| Income taxes paid | (1,434) | (28,188) |
| Interest received | 9,507 | 825 |
| <i>Net cash generated from operating activities</i> | <i>29,712</i> | <i>36,454</i> |
| Cash flows from an investing activity | | |
| Increase in deposit paid | - | (35,000) |
| Purchase of property, plant and equipment | (626) | (2,190) |
| <i>Net cash used in investing activities</i> | <i>(626)</i> | <i>(37,190)</i> |
| Cash flows from financing activities | | |
| Proceeds from bank and other borrowings | 28,240 | 100,000 |
| Repayments of bank and other borrowings | (69,702) | (26,155) |
| Interest paid | (9,664) | (26,915) |
| <i>Net cash generated (used in)/ from financing activities</i> | <i>(51,126)</i> | <i>46,930</i> |
| Net (decrease) / increase in cash and cash equivalents | (22,040) | 46,194 |
| Effect on exchange translation | 662 | (690) |
| Cash and cash equivalents at beginning of period | 105,152 | 161,351 |
| Cash and cash equivalents at end of period | 83,774 | 206,855 |
| | | |
| | | |
| | Group 3 months ended | |
| | 30/9/2019 RMB'000 Unaudited | 30/9/2018 RMB'000 Unaudited |
| Cash and bank balances | 101,769 | 225,814 |
| Less: Restricted bank deposits | (17,995) | (18,959) |
| Cash and cash equivalents for the purpose of statement of cash flows | 83,774 | 206,855 |

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 | Capital reserve* RMB'000 | Merger reserve* RMB'000 | Revaluation reserve* RMB'000 | Statutory reserve* RMB'000 | Translation reserve* RMB'000 | Retained profits* RMB'000 | Non-controlling Interests RMB'000 | Total Equity RMB'000 |
|---|--------------------------|---------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------------|---------------------------------|------------------------------|--------------------------------------|-------------------------|
| At 30 June 2018 and 1 July 2018 (Audited) | 133,882 | 302,585 | - | 20,720 | 10,293 | 93,892 | 4,064 | 56,384 | 290,229 | 912,049 |
| (Loss)/profit for the period | - | - | - | - | - | - | - | 45,060 | (1,750) | 43,310 |
| Other comprehensive income | | | | | | | | | | |
| - Exchange differences on translation of financial statements of foreign operations | - | - | - | - | - | - | (690) | - | - | (690) |
| Total comprehensive income for the period | - | - | - | - | - | - | (690) | 45,060 | (1,750) | 42,620 |
| At 30 September 2018 (Unaudited) | 133,882 | 302,585 | - | 20,720 | 10,293 | 93,892 | 3,374 | 101,444 | 288,479 | 954,669 |
| At 30 June 2019 and 1 July 2019 (Audited) | 133,882 | 302,585 | 1,542 | 20,720 | 10,293 | 97,214 | 9,270 | 111,269 | 228,976 | 915,751 |
| Profit/ (loss) for the period | - | - | - | - | - | - | - | 14,175 | (795) | 13,380 |
| Other comprehensive income | | | | | | | | | | |
| - Exchange differences on translation of financial statements of foreign operations | - | - | - | - | - | - | 660 | - | - | 660 |
| Total comprehensive income for the period | - | - | - | - | - | - | 660 | 14,175 | (795) | 14,040 |
| At 30 September 2019 (Unaudited) | 133,882 | 302,585 | 1,542 | 20,720 | 10,293 | 97,214 | 9,930 | 125,444 | 228,181 | 929,791 |

* These reserve accounts comprise the consolidated reserves of approximately RMB567,728,000 (1QFY2019: RMB532,308,000) in the consolidated 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 1 July 2017 (Audited) | 133,882 | 304,474 | 35,064 | (11,822) | 461,598 |
| Loss for the year and total comprehensive income for the year | - | - | - | (820) | (820) |
| At 30 September 2018 (Unaudited) | 133,882 | 304,474 | 35,064 | (12,642) | 460,778 |
| At 1 July 2018 (Audited) | 133,882 | 304,474 | 35,064 | (15,245) | 458,175 |
| Loss for the year and total comprehensive income for the year | - | - | - | (663) | (663) |
| At 30 September 2019 (Unaudited) | 133,882 | 304,474 | 35,064 | (15,908) | 457,512 |

** These reserve accounts comprise the Company's reserves of approximately RMB323,630,000 (1QFY2019: RMB326,896,000) 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 30 September 2019.

There were no subsidiary holdings as at 30 September 2019.

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 | |
|---|------------|------------|------------|------------|
| | 30/09/2019 | 30/06/2019 | 30/09/2019 | 30/06/2019 |
| 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, disposal, 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 2019.

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 same accounting policies and methods of computation as stated in the audited financial statements for the year ended 30 June 2019, except for the adoption for the new and amended International Financial Reporting Standards (IFRSs) which become effective on 1 July 2019.

The Group has adopted the IFRS 16 Leases effective for the financial period beginning 1 July 2019.

In particular, the Group is required to adopt IFRS 16 Leases from 1 January 2019. The Group has assessed the impact that initial application of IFRS 16 will have on its consolidated financial statements.

IFRS 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use (“ROU”) asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. Lessor accounting remains similar to the current standard i.e. lessors continue to classify leases as finance or operating leases.

For leases which the Group is a lessee, the Group is required to recognise new assets and liabilities for its portfolio of operating leases. The nature of expenses related to those leases has changed because the Group will recognise a depreciation charge for ROU assets and interest expense on lease liabilities.

Previously, the Group recognised operating lease expense on a straight-line basis over the term of the leases, and recognised assets and liabilities only to the extent that there was a timing difference between actual lease payments and the expense recognised. The Adoption of IFRS 16 does not have significant impact to the financial statements of the Group for the current and comparative financial period.

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 | |
|---------------------------------|----------------|------------|
| | 3 months ended | |
| | 30/09/2019 | 30/09/2018 |
| | Unaudited | Unaudited |
| Earnings per share | | |
| (a) Basic (RMB dollars) | 0.20 | 0.65 |
| (b) Fully diluted (RMB dollars) | N/A | N/A |

Note:

The calculation of basic earnings per ordinary share is based on the profit for the three months ended 30 September 2019 (“1QFY2020”) attributable to owners of the Company of approximately RMB14,175,000 (1QFY2019: RMB45,060,000) and on weighted average

number of shares of 69,400,000 (1QFY2019: 69,400,000) ordinary shares in issue during the said period.

Diluted earnings per share for the periods ended 30 September 2018 and 2019 were 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 | |
|--|------------|------------|------------|------------|
| | 30/09/2019 | 30/06/2019 | 30/09/2019 | 30/06/2019 |
| Net asset value per ordinary share based on issued share capital at the end of the period: (RMB dollars) | 10.11 | 9.9 | 6.59 | 6.60 |

- 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

For the first quarter ended 30 September 2019 ("1Q2020"), the Group's revenue was mainly derived from the sales of units in Shan Qing Shui Xiu (山清水秀) and Ming Yue Shui An (明月水岸).

The Group recorded a revenue of RMB120.9 million in 1QFY2020, which was RMB126.9 million lower compared to RMB247.8 million in 1QFY2019. The decrease in 1QFY2020 revenue was mainly due to a reduction in number of units handed over to buyers. During the 1QFY2020, 18 residential units under Shan Qing Shui Xiu were handed over to buyers compared to 81 residential units of Ming Yue Shui An (明月水岸) in 1QFY2019.

Cost of sales

The Group's cost of sales in 1QFY2020 which amounted to RMB79.9 million was RMB58.9 million lower than 1QFY2019. The decrease in cost of sales was in line with the decrease in revenue.

Gross profit

The Group recorded a gross profit of RMB40.9 million for 1QFY2020 which was RMB68.1 million lower compared to RMB109.0 million in 1QFY2019. The decrease in gross profit was due to lower sales achieved for the period. The decrease in profit margin from 44.0% in 1QFY2019 to 33.9% in 1QFY2020 was mainly due to lower gross profit margin for sale units of Shan Qing Shui Xiu, while the sales in 1Q2019 were mainly derived from Ming Yue Shui An with higher margin.

Other income and gains

The Group recorded other income and gains of RMB12.7 million in 1QFY2020 which were RMB1.7 million higher compared to RMB11.0 million in 1QFY2019. The increase was mainly due to increase in ticket sales income of Batai Mountain National Park and rental income.

Selling expenses

The Group recorded selling expenses of RMB4.2 million in 1QFY2020 which were RMB12.9 million lower compared to RMB17.1 million in 1QFY2019. The decrease was mainly attributable to the decrease in sales commission to the agents and sales promotion expenses, which was in line with the decrease in revenue.

Administrative expenses

The Group recorded administrative expenses of RMB14.4 million in 1QFY2020 which were RMB0.8 million lower compared to RMB15.2 million in 1QFY2019. Included in the administrative expenses were mainly salaries and related costs, travelling and transportation costs, and listing expenses.

Other operating expenses

The Group recorded other operating expenses of RMB10.7 million in 1QFY2020 which were RMB1.5 million higher compared to RMB9.2 million in 1QFY2019. These comprise the direct costs of the operation of Batai Mountain National Park and other taxes including urban construction tax and duties charged by the local government.

Finance costs

The Group recorded finance costs of RMB0.7 million in 1QFY2020 which were RMB 0.1 million higher compared to RMB 0.6 million in 1QFY2019. The finance costs were interest expenses of other borrowings for general operating purpose. The finance costs were not capitalized for properties under development.

Income tax expense

The Group recorded income tax expense of RMB10.3 million for 1QFY2020 which was RMB24.2 million lower compared to RMB34.5 million in 1QFY2019. The amount mainly represented the provision of land appreciation tax and enterprise income tax during the period.

Profit for the period

Net profit attributable to owners of the Company of RMB 14.2 million was recorded for 1QFY2020, compared to RMB45.1 million for 1QFY2019. The decrease was mainly due to reasons explained above.

(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 30 September 2019**Current assets**

As at 30 September 2019, the Group's current assets stood at RMB2,590.8 million, representing a slight increase of RMB5.4 million compared to RMB2,585.4 million as at 30 June 2019.

The increase was due to the net effect of (i) increase in properties held under development by RMB164.4 million due to the Group's Tonghua project, Hou De Zai Wu; (ii) decrease in property held for sales by RMB77.4 million; (iii) decrease in Prepayments, deposits paid and other receivables of RMB54.3 million.

The loan receivables which amounting to RMB105.4 million comprised loans made to Guangzhou Jiadi Xindu Development Co., Ltd. ("Jiadi Xindu") which are repayable within 12 months and accrued interest receivable.

Non-current assets

As at 30 September 2019, the Group had non-current assets of RMB904.8 million, representing a slight decrease of RMB1.8 million compared to RMB906.6 million as at 30 June 2019. The non-current assets mainly consist of i) a balance deposit of RMB120.0 million for the possible acquisition of an equity interest in a company that holds the development rights to a 32,566.64 sqm. land parcel in Huadu District of Guangzhou; ii) non-current portion of loan receivables of RMB39.8 million made to Jiadi Xindu and Kaiping Qingshi Auto Parts Co., Limited.; and iii) Investment properties of RMB 587.6 million.

Current liabilities

As at 30 September 2019, the Group's current liabilities stood at RMB1,873.2 million, representing a decrease of RMB203.3 million, compared to RMB2,076.5.3 million as at 30 June 2019.

The decrease in balance was due mainly to the net effect of (i) decrease in accruals, deposits received and other payables by RMB29.0 million; and (ii) increase in receipt in advance of RMB46.2 million from buyers of the Group's Huadu project, Shan Qing Shui Xiu; and (iii) renewal of a bank borrowing of RMB 200.0 million which was reclassified as long-term bank borrowing during the period.

Non-current liabilities

As at 30 September 2019, the Group's non-current liabilities stood at RMB692.6 million, representing an increase of RMB192.8 million, compared to RMB499.8 million as at 30 June 2019. The increase in balance was due to the renewal of a bank borrowing which was reclassified as long-term borrowing during the period.

Total equity

As at 30 September 2019, the Group's equity stood at RMB929.8 million, representing an increase of RMB14.0 million, compared to RMB915.8 as at 30 June 2019. 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.

Not applicable.

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.

Both housing price and transaction volume in China have increased at a steady pace in key cities according to National Bureau of Statistics of China released on 30 September 2019.

The Group will continue its focus on property development projects in Guangdong, and accelerate its efforts to sell its projects inventory outside Guangdong province. The Group is also actively seeking opportunities with other properties developers on new projects in Guangdong province.

Details of the occupancy and take-up rates of the Group's major existing projects which had obtained pre-sale certificates as at 30 September 2019 are as follows:

| | Shan Qing Shui Xiu (山清水秀) | 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 available for sales | 2,686 | 713 | 1,419 | 5,650 |
| Total units handed over to buyers as of 30 September 2019 | 1,443 | 478 | 941 | 3,448 |
| Percentage of handed over | 54% | 67% | 66% | 61% |
| Pre-sale units not handed over to buyers as at 30 September 2019 | | | | |
| - Residential unit | 243 | 2 | 6 | 460 |
| - Carpark unit | 8 | 12 | 5 | 5 |
| - Commercial unit | N/A | N/A | - | 19 |
| Pre-sale value received not handed over to buyers as at 30 September 2019 | RMB183.6 million | RMB3.1 million | RMB3.2 million | RMB264.3 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/recommended, a statement to that effect.

No dividend has been declared or recommended for the first quarter results ended 30 September 2019.

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 1QFY2020 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

14 November 2019