



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

2ND QUARTER AND HALF-YEARLY FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 31 DECEMBER 2016

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 December 2016. These figures have not been audited.

	Group 3 months ended			Group 6 months ended		
	31/12/2016 RMB'000 Unaudited	31/12/2015 RMB'000 Unaudited	% Changes	31/12/2016 RMB'000 Unaudited	31/12/2015 RMB'000 Unaudited	% Changes
Revenue	144,503	312,176	(53.7)	182,009	481,914	(62.2)
Cost of sales	(96,005)	(261,785)	(63.3)	(126,259)	(402,459)	(68.6)
Gross profit	48,498	50,391	(3.8)	55,750	79,455	(29.8)
Other income and gains	9,842	7,914	24.4	16,008	15,495	3.3
Selling expenses	(4,767)	(5,045)	(5.5)	(9,645)	(11,451)	(15.8)
Administrative expenses	(29,111)	(31,122)	(6.5)	(43,821)	(61,307)	(28.5)
Other operating expenses	(4,408)	(1,495)	194.9	(6,329)	(2,788)	127.0
Profit before income tax	20,054	20,643	(2.9)	11,963	19,404	(38.3)
Income tax expense	(3,618)	(10,950)	(67.0)	(4,087)	(14,690)	(72.2)
Profit for the period	16,436	9,693	69.6	7,876	4,714	67.1
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, net of tax	80	546	(85.3)	191	373	(48.8)
Total comprehensive income for the period	16,516	10,239	61.3	8,067	5,087	58.6
Profit/(loss) attributable to:						
Owners of the Company	9,592	(10,597)	(190.5)	1,038	(11,513)	(109.0)
Non-controlling interests	6,844	20,290	(66.3)	6,838	16,227	(57.9)
	16,436	9,693	69.6	7,876	4,714	(67.1)
Total comprehensive income attributable to:						
Owners of the Company	9,672	(10,051)	(196.2)	1,229	(11,140)	(111.0)
Non-controlling interests	6,844	20,290	(66.3)	6,838	16,227	(57.9)
	16,516	10,239	61.3	8,067	5,087	58.6

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	
	31/12/2016	30/06/2016	31/12/2016	30/06/2016
	RMB'000 Unaudited	RMB'000 Audited	RMB'000 Unaudited	RMB'000 Audited
ASSETS AND LIABILITIES				
Non-current assets				
Interests in subsidiaries	-	-	134,381	134,381
Property, plant and equipment	74,896	69,721	-	-
Investment properties	535,607	535,607	-	-
Land use rights	10,488	10,668	-	-
Deferred tax assets	49,384	49,384	-	-
	670,375	665,380	134,381	134,381
Current assets				
Properties held under development	1,593,950	1,380,839	-	-
Properties held for sale	1,925,901	1,872,160	-	-
Accounts receivable	-	6,377	-	-
Prepayments, deposits paid and other receivables	664,852	664,868	1,478	1,317
Due from subsidiaries	-	-	338,424	340,011
Cash and bank balances	174,827	198,352	-	-
Total current assets	4,359,530	4,122,596	339,902	341,328
Current liabilities				
Account payables	293,055	346,733	-	-
Receipts in advance	1,491,049	1,272,462	-	-
Accruals, deposits received and other payables	796,672	409,681	8,195	7,859
Interest-bearing bank and other borrowings	715,678	785,246	-	-
Income tax payable	199,302	202,989	-	-
Total current liabilities	3,495,756	3,017,111	8,195	7,859
Net current assets	863,774	1,105,485	331,707	333,469
Total assets less current liabilities	1,534,149	1,770,865	466,088	467,850
Non-current liabilities				
Interest-bearing bank and other borrowings	408,726	653,509	-	-
Deferred tax liabilities	125,352	125,352	-	-
	534,078	778,861	-	-
Net assets	1,000,071	992,004	466,088	467,850
EQUITY				
Equity attributable to owners of the Company				
Share capital	133,882	133,882	133,882	133,882
Reserves	562,677	561,448	332,206	333,968
	696,559	695,330	466,088	467,850
Non-controlling interests	303,512	296,674	-	-
Total equity	1,000,071	992,004	466,088	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 31/12/2016		As at 30/06/2016	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
521,338	194,340	444,000	341,246

Amount repayable after one year

As at 31/12/2016		As at 30/06/2016	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
370,517	38,209	619,508	34,001

Details of any collateral

As at 31 December 2016, the Group's interest-bearing bank borrowings and other borrowings of RMB891.9 million were secured by the pledge of certain properties held for development, 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 6 months ended	
	31/12/2016 RMB'000 Unaudited	31/12/2015 RMB'000 Unaudited	31/12/2016 RMB'000 Unaudited	31/12/2015 RMB'000 Unaudited
Cash flows from operating activities				
Profit before income tax	20,054	20,643	11,963	19,404
Adjustments for:				
Interest income	(172)	(206)	(302)	(348)
Amortisation of land use rights	91	90	180	179
Depreciation of property, plant and equipment	2,979	2,418	5,279	4,568
Gain on disposal of property, plant and equipment	-	-	-	(1,456)
Operating profit before working capital changes	22,952	22,945	17,120	22,347
Increase in properties held for development	-	(24,268)	-	(25,177)
Increase in properties held under development	(131,143)	(153,818)	(144,427)	(157,785)
(Increase)/decrease in properties held for sale	(63,330)	324,161	(53,741)	424,991
Decrease in accounts receivables	-	-	6,377	-
Decrease in prepayments, deposits paid and other receivables	30,485	102,823	16	81,501
Increase/(decrease) in accounts payables	137,811	(103,009)	(53,678)	(111,651)
(Decrease)/increase in receipts in advance	(4,775)	(93,196)	218,587	(34,802)
Increase in accruals, deposits received and other payables	145,423	12,421	386,991	7,782
Cash generated from operations	137,423	88,059	377,245	207,206
Income taxes refund/(paid)	1,799	754	(7,774)	(14,592)
Interest received	172	206	302	348
<i>Net cash generated from operating activities</i>	139,394	89,019	369,773	192,962
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	(4,540)	(2,375)	(10,454)	(2,582)
<i>Net cash (used in)/generated from investing activities</i>	(4,540)	(2,375)	(10,454)	65,779
Cash flows from financing activities				
Proceeds from bank and other borrowings	32,096	99,000	239,725	210,110
Repayments of bank and other borrowings	(184,560)	(106,411)	(554,076)	(316,931)
Interest paid	(26,853)	(39,831)	(68,684)	(77,675)
<i>Net cash used in financing activities</i>	(179,317)	(47,242)	(383,035)	(184,496)
Net (decrease)/increase in cash and cash equivalents	(44,463)	39,402	(23,716)	74,245
Effect on exchange translation	80	546	191	373
Cash and cash equivalents at beginning of period	219,210	136,597	198,352	101,927
Cash and cash equivalents at end of period	174,827	176,545	174,827	176,545

Note:

	Group 3 months ended		Group 6 months ended	
	31/12/2016 RMB'000 Unaudited	31/12/2015 RMB'000 Unaudited	31/12/2016 RMB'000 Unaudited	31/12/2015 RMB'000 Unaudited
Cash and bank balances	303,643	305,361	303,643	305,361
Less: Restricted bank balances	(128,816)	(128,816)	(128,816)	(128,816)
Cash and cash equivalents for the purpose of statement of cash flows	174,827	176,545	174,827	176,545

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
Profit for the period	-	-	-	-	-	-	(11,513)	16,227	4,714
Other comprehensive Income									
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	373	-	-	373
Total comprehensive income for the period	-	-	-	-	-	373	(11,513)	16,227	5,087
At 31 December 2015 (Unaudited)	133,882	302,585	20,720	4,582	93,892	3,223	201,046	324,414	1,084,344
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	-	-	-	-	-	-	1,038	6,838	7,876
Other comprehensive Income									
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	191	-	-	191
Total comprehensive income for the period	-	-	-	-	-	191	1,038	6,838	8,067
At 31 December 2016 (Unaudited)	133,882	302,585	20,720	10,293	93,892	3,329	131,858	303,512	1,000,071

* These reserve accounts comprise the consolidated reserves of approximately RMB562,677,000 (2QFY2016: RMB626,048,000) 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	-	-	-	(2,418)	(2,842)
At 31 December 2015 (Unaudited)	133,882	304,474	35,064	(4,318)	469,102
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	-	-	-	(1,762)	(1,762)
At 31 December 2016 (Unaudited)	133,882	304,474	35,064	(7,332)	466,088

** These reserve accounts comprise the Company's reserves of approximately RMB332,206,000 (2QFY2016: RMB335,220,000) 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 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 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 December 2016.

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 proceeding year.

	Group		Company	
	31/12/2016	30/06/2016	31/12/2016	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, disposal, cancellation and/or use of treasury shares 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		6 months ended	
	31/12/2016	31/12/2015	31/12/2016	31/12/2015
	Unaudited	Unaudited	Unaudited	Unaudited
(Losses)/earnings per ordinary share				
(a) Basic (RMB dollars)	0.14	(0.15)	0.01	(0.17)
(b) Fully diluted (RMB dollars)	N/A	N/A	N/A	N/A

Note:

The calculation of basic earnings/(losses) per ordinary share is based on the profit for the three months ended 31 December 2016 ("2QFY2017") and six months ended 31 December 2016 ("1HFY2017") attributable to owner of the Company of approximately RMB9,592,000 and RMB1,038,000, respectively (2QFY2016: losses of RMB10,597,000 and 1HFY2016: RMB11,513,000) and on weighted average number of shares of 69,400,000 (2QFY2016 and 1HFY2016: 69,400,000) ordinary shares in issue during the said periods.

Diluted earnings per share for the periods ended 31 December 2016 and 2015 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	
	31/12/2016	30/06/2016	31/12/2016	30/06/2016
Net asset value per ordinary share based on issued share capital at the end of the period: (RMB dollars)	10.04	10.02	6.72	6.74

Notes:

Net asset value per ordinary share was calculated based on:

- the shareholder's equity of the Group/ Company at 31 December 2016 and 30 June 2016; and
 - the issued ordinary shares at 31 December 2016 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 2QFY2017 and 1HFY2017 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 2QFY2017, the Group recorded a revenue of RMB144.5 million, a decrease of RMB167.7 million compared to the previous corresponding period. For 1HFY2017, the Group recorded a revenue of RMB182.1 million, a decrease of RMB299.9 million compared to the previous corresponding period.

The decrease in revenue for 2QFY2017 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

For 2QFY2017, the Group recorded cost of sales of RMB96.0 million, a decrease of RMB165.8 million compared to the previous corresponding period. For 1HFY2017, the Group recorded cost of sales of RMB126.3 million, a decrease of RMB276.2 million compared to the previous corresponding period.

The decrease in cost of sales for 2QFY2017 and 1HFY2017 was in line with the decrease in revenue.

Gross profit

For 2QFY2017, the Group recorded a gross profit of RMB48.5 million, a decrease of RMB1.9 million compared to the previous corresponding period. For 1HFY2017, the Group recorded a gross profit of RMB55.8 million, a decrease of RMB23.7 million compared to the previous corresponding period. The decrease in gross profit was in tandem with the decrease in revenue.

Other income and gains

For 2QFY2017, the Group recorded other income and gains of RMB9.8 million, an increase of RMB1.9 million compared to the previous corresponding period. For 1HFY2017, the Group recorded other income and gains of RMB16.0 million, an increase of RMB0.5 million compared to the previous corresponding period.

For 2QFY2017, the increase was mainly due to the increase in rental income from the Group's investment properties.

For 1HFY2017, the increase was mainly the net effect of (i) the increased ticket sales from Batai Mountain National Park by RMB4.3 million compared with 1HFY2016 as a result of increased numbers of tourists (over 200,000 tourists for calendar year of 2016 and over 70,000 tourists for calendar year of 2015) and (ii) a gain on disposal of property, plant and equipment of RMB1.5 million recorded in 1HFY2016, but none in 1HFY2017.

Selling expenses

For 2QFY2017, the Group recorded selling expenses of RMB4.8 million, a decrease of approximately RMB0.3 million compared to the previous corresponding period.

For 1HFY2017, the Group recorded selling expenses of RMB9.6 million, a decrease of approximately RMB1.8 million compared to the previous corresponding period.

The decrease was due mainly to fewer advertising and promotional activities during the period.

Administrative expenses

For 2QFY2017, the Group recorded administrative expenses of RMB29.1 million, a slight decrease by RMB2.0 million compared to the previous corresponding period.

For 1HFY2017, the Group recorded administrative expenses of RMB43.8 million, a decrease by approximately RMB17.5 million compared to the previous corresponding period.

The decrease was due mainly to lower local taxes incurred in relation to Ming Yue Shui An (2QFY2017: RMB1.0 million; 2QFY2016: 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 RMB4.4 million and RMB6.3 million for 2QFY2017 and 1HFY2017, respectively, an increase by RMB2.9 million and RMB3.5 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 2QFY2017, the main increase was attributable to staff bonus in December 2016. For 1HFY2017, the increase was in line with increased ticket sales from Batai Mountain National Park.

Income tax expense

For 2QFY2017, the Group recorded income tax expense of RMB3.6 million, a decrease of RMB7.3 million compared to the previous corresponding period. For 1HFY2017, the Group recorded income tax expense of RMB4.1 million, a decrease of RMB10.6 million compared to the previous corresponding period.

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

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 for the period

For 2QFY2017, the Group recorded a profit of RMB16.4 million, compared to a profit of RMB9.7 million in 2QFY2016. For 1HFY2017, the Group recorded a profit of RMB7.9 million, compared to a profit of RMB4.7 million in 1HFY2016.

(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 December 2016**Current assets**

As at 31 December 2016, the Group's current assets stood at RMB4,359.5 million, representing an increase of RMB236.9 million compared to RMB4,122.6 million as at 30 June 2016.

The increase was mainly attributable to the increase in properties held for sale of RMB53.7 as a result of the transfer of properties held under development. The increase of properties held under development of RMB213.1 million was as a result of the continued development of the Group's Tonghua Project. The decrease in cash and bank balances was a result of the repayment of certain current loans and operating expenses.

Current liabilities

As at 31 December 2016, the Group's current liabilities stood at RMB3,495.8 million, representing an increase of RMB478.7 million, compared to RMB3,017.1 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 RMB69.6 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 Xilang Project of RMB32.5 million; and (iv) an increase in refundable deposits from buyers for Xilang Project by RMB195.3 million.

Non-current liabilities

As at 31 December 2016, the Group's non-current liabilities stood at RMB534.1 million, representing a decrease of RMB244.8 million, compared to RMB778.9 million as at 30 June 2016. This was due to the net decrease in interest-bearing bank and other borrowings of RMB244.8 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 December 2016, the Group's equity stood at RMB1,000.0 million, representing an increase of RMB8.0 million, compared to 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 30 September 2016 released via SGXNet on 11 November 2016.

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 carried out 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 December 2016 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 December 2016	325	973	431	373	344	491
Percentage of handed over	18%	97%	100%	92%	57%	33%
Pre-sale units not handed over to buyers as at 31 December 2016						
- Residential units	400	10	-	26	231	173
- Carpark	-	-	22	52	-	-
- Hotel	-	1	-	-	-	-
Pre-sale value of units not handed over to buyers as at 31 December 2016	RMB371.1 million	RMB300.6 million	RMB13.0 million	RMB109.2 million	RMB395.5 million	RMB81.5 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 second quarter results ended 31 December 2016.

13. Confirmation By Directors Pursuant to Clause 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 2QFY2017 and 1HFY2017 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 officers under Rule 720(1).

BY ORDER OF THE BOARD

Lin Yeju
Non-Executive Chairman

14 February 2017