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**Full Year Financial Statements And Dividend Announcement for the Year Ended 31 December 2014**


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

1(a) 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

	12 months ended		Increase / (Decrease) %
	31.12.2014 RMB'000	31.12.2013 RMB'000	
<b>Continuing operations</b>			
<b>Revenue</b>	109,083	155,514	(29.9)
Cost of services provided <sup>(1)</sup>	<u>(123,402)</u>	<u>(99,174)</u>	24.4
<b>Gross (loss) / profit</b>	(14,319)	56,340	(125.4)
Other income-net	28,141	29,359	(4.1)
Gain on bargain purchase	-	8,328	(100)
Administrative expenses	(21,289)	(13,847)	53.7
Other operating expenses	(46,700)	(23,494)	98.8
Selling and marketing expenses	<u>(8,868)</u>	<u>(3,129)</u>	183.4
<b>Operating (loss) / profit</b>	(63,035)	53,557	(217.7)
Finance costs	(43,054)	(8,615)	399.8
Share of losses of associated companies	<u>(1,814)</u>	<u>(2,081)</u>	(12.8)
<b>(Loss) / profit before income tax</b>	(107,903)	42,861	(351.8)
Income tax credit / (expense)	12,780	<u>(12,869)</u>	(199.3)
<b>(Loss) / profit for the financial year from continuing operations</b>	(95,123)	29,992	(417.2)
<b>Discontinued operations</b>			
Loss for the financial year from discontinued operations	<u>(803)</u>	<u>(9,891)</u>	(91.9)
<b>(Loss) / profit for the financial year</b>	<u>(95,926)</u>	<u>20,101</u>	(577.2)
<b>Other comprehensive income / (loss):</b>			
Item that may be reclassified subsequently to profit or loss :			
Currency transaction gains / (losses) on translating foreign operations	<u>305</u>	<u>(1,875)</u>	(116.3)
<b>Other comprehensive income / (loss) for the financial year, net of tax</b>	<u>305</u>	<u>(1,875)</u>	(116.3)
<b>Total comprehensive (loss) / income for the financial year</b>	<u>(95,621)</u>	<u>18,226</u>	(624.6)

(1) Included in cost of services provided is a write-down of properties for development of RMB51,072,000.

	12 months ended		Increase / (Decrease) %
	31.12.2014 RMB'000	31.12.2013 RMB'000	
<b>(Loss) / profit for the financial year attributable to:</b>			
Owners of the parent	(75,960)	14,439	(626.1)
Non-controlling interests	(19,966)	5,662	(452.6)
	<u>(95,926)</u>	<u>20,101</u>	(577.2)
<b>Total comprehensive (loss) / income for the financial year attributable to:</b>			
Owners of the parent	(75,655)	12,564	(702.2)
Non-controlling interests	(19,966)	5,662	(452.6)
	<u>(95,621)</u>	<u>18,226</u>	(624.6)

Note:

Discontinued operations: CCI Andi Bridges Co., Ltd

CCI Andi Bridges Co., Ltd (“Andi”), a subsidiary of the Group has been granted with a 25 years of concession rights on toll collection on 25 December 1998. The Group has an equity interest of 60% in Andi. However, the Group is only entitled to 55% of the profits due to a profit sharing agreement with the non-controlling shareholder.

On 2 January 2013, the Company announced that Andi has been notified by Hebei Provincial Government to cease its toll charging operations effective from 31 December 2012.

Under IFRS 5, Non-Current Assets Held for Sale and Discontinued Operations, discontinued operation is a component of an entity that either has been disposed of or is classified as held for sale and represents a separate major line of business or geographical area. Management has assessed and satisfied that the cessation of toll bridge business has met the criteria under IFRS 5.

Under IFRS 5 Para 9, classification as non-current assets held for sale can generally only happen when the sale is expected to be completed within one year of the date of classification. However, it may extend beyond one year from the date of classification as held for sale when a delay is caused by events outside the entity’s control and there is evidence that the entity is still committed to the plan to sell the non-current asset or disposal group.

Hence, the Company’s financial statements for the financial year ended 31 December 2013 and 31 December 2014 are prepared in accordance with presentation and disclosure prescribed under IFRS 5.

The Group's (loss) / profit for the year is arrived at after crediting / (charging) the following:

	FY2014			FY2013		
	Continuing operations	Discontinued operations	Total	Continuing operations	Discontinued operations	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Interest income	28,653	-	28,653	24,105	3	24,108
Rental income, net	1,245	-	1,245	1,245	-	1,245
Loss incurred as guarantor	(4,933)	-	(4,933)	-	-	-
Penalty on breach of contract	(3,391)	-	(3,391)	-	-	-
Impairment loss on trade receivables	(8,617)	-	(8,617)	-	-	-
Impairment loss on other receivables	(4,331)	-	(4,331)	-	-	-
Impairment loss on property, plant and equipment	-	-	-	(592)	-	(592)
Write-down of properties for development	(51,072)	-	(51,072)	-	-	-
Gain on bargain purchase	-	-	-	8,328	-	8,328
Employee share option expense	(4,249)	-	(4,249)	(298)	-	(298)
Depreciation of property, plant and equipment	(8,542)	-	(8,542)	(6,645)	-	(6,645)
Currency translation (loss) / gain	(1,508)	-	(1,508)	1,990	-	1,990
Share of losses of associated companies	(1,814)	-	(1,814)	(2,081)	-	(2,081)
Fair value gain on investment properties	-	-	-	5,600	-	5,600
Auditors' remuneration	(1,040)	-	(1,040)	(1,515)	(6)	(1,521)
Gain on disposal of property, plant and equipment	12	-	12	13	-	13
Impairment loss on assets of disposal group held for sale	-	-	-	-	(9,324)	(9,324)

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	
	31.12.2014 RMB'000	31.12.2013 RMB'000	31.12.2014 RMB'000	31.12.2013 RMB'000
<b>Non-Current Assets</b>				
Property, plant and equipment	268,520	210,637	-	-
Intangible assets	122	122	-	-
Investment properties	33,100	33,100	-	-
Goodwill arising on consolidation	20,303	20,303	-	-
Investment in associated companies	99,603	97,040	-	-
Investment in subsidiaries	-	-	220,000	220,049
Deferred income tax assets	839	705	-	-
Long-term loan receivable	-	150,000	-	-
	<b>422,487</b>	<b>511,907</b>	<b>220,000</b>	<b>220,049</b>
<b>Current Assets</b>				
Properties for development	1,279,634	1,298,474	-	-
Inventories	1,140	1,671	-	-
Prepayments, deposits and other receivables	212,883	136,697	53	298
Loan receivable	150,000	-	-	-
Trade receivables	5,466	50,945	-	-
Gross amounts due from customers for contract work	15,472	15,634	-	-
Due from associated companies	74,052	59,115	-	-
Due from subsidiaries	-	-	514,221	517,693
Due from non-controlling shareholders of subsidiaries	10,091	10,093	-	-
Cash and cash equivalents	54,665	47,734	*	*
	<b>1,803,403</b>	<b>1,620,363</b>	<b>514,274</b>	<b>517,991</b>
Assets of disposal group classified as held for sale	8,413	8,411	-	-
	<b>1,811,816</b>	<b>1,628,774</b>	<b>514,274</b>	<b>517,991</b>
<b>Current Liabilities</b>				
Trade payables	27,265	41,329	-	-
Other payables and accruals	138,120	151,515	2,332	2,588
Receipts in advance	18,668	20,770	-	-
Gross amounts due to customers for contract work	4,241	2,912	-	-
Due to subsidiaries	-	-	137,995	157,317
Due to non-controlling shareholders of subsidiaries	175,428	334,788	-	-
Current income tax liabilities	12,315	27,355	-	-
Loans payable	147,623	-	-	-
Borrowings	452,762	35,297	-	-
	<b>976,422</b>	<b>613,966</b>	<b>140,327</b>	<b>159,905</b>
Liabilities of disposal group classified as held for sale	474	446	-	-
	<b>976,896</b>	<b>614,412</b>	<b>140,327</b>	<b>159,905</b>
<b>NET CURRENT ASSETS</b>	<b>834,920</b>	<b>1,014,362</b>	<b>373,947</b>	<b>358,086</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>1,257,407</b>	<b>1,526,269</b>	<b>593,947</b>	<b>578,135</b>

\* Less than RMB1,000

	Group		Company	
	31.12.2014	31.12.2013	31.12.2014	31.12.2013
	RMB'000	RMB'000	RMB'000	RMB'000
<b>Non-Current Liabilities</b>				
Borrowings	109,869	148,076	-	-
Deferred income tax liabilities	159,138	175,760	-	-
Long-term loan payables	-	145,445	-	-
	<b>269,007</b>	<b>469,281</b>	-	-
<b>NET ASSETS</b>	<b>988,400</b>	<b>1,056,988</b>	<b>593,947</b>	<b>578,135</b>
<b>EQUITY</b>				
<b>Equity attributable to owners of the parent</b>				
Share capital	257,321	219,943	257,321	219,943
Reserves	657,390	650,878	631,309	626,312
Accumulated losses	(257,838)	(165,326)	(294,683)	(268,120)
	656,873	705,495	593,947	578,135
Non-controlling interests	331,527	351,493	-	-
<b>TOTAL EQUITY</b>	<b>988,400</b>	<b>1,056,988</b>	<b>593,947</b>	<b>578,135</b>

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

Amount repayable in one year or less, or on demand

As at 31.12.2014 (RMB'000)		As at 31.12.2013(RMB'000)	
Secured	Unsecured	Secured	Unsecured
452,762	147,623	35,297	-

Amount repayable after one year

As at 31.12.2014 (RMB'000)		As at 31.12.2013 (RMB'000)	
Secured	Unsecured	Secured	Unsecured
109,869	-	148,076	145,445

Details of any collateral

The borrowings of the Group are secured as follows:

- (i) First legal mortgage over the entire pipeline network of the Group; and
- (ii) First legal mortgage over certain land and buildings of the Group in Beijing and Tianjin; and
- (iii) First legal mortgage over investment properties of the Group in Beijing; and
- (iv) First legal mortgage over share equity in one of the subsidiaries held by the Group; and
- (v) First legal mortgage over land use right in one of the subsidiaries held by the Group; and
- (vi) First legal mortgage over land use right held by a related company.

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.

	12 months ended	
	31.12.2014 RMB'000	31.12.2013 RMB'000
<b>Cash flows from operating activities</b>		
(Loss) / profit before income tax, including discontinued operations	(108,706)	31,501
Adjustments for:		
Depreciation of property, plant and equipment	8,542	6,645
Interest expenses and other finance costs	40,876	11,606
Interest income	(28,653)	(24,105)
Employee share option expense	4,249	298
Gain on disposal of property, plant and equipment	(12)	(13)
Gain on bargain purchase	-	(8,328)
Gain on additions to investments in an associated company	(92)	-
Fair value gain on investment properties	-	(5,600)
Share of losses of associated companies	1,814	2,081
Provision for foreseeable loss	1,187	-
Write-down of properties for development	51,072	-
Impairment loss on trade receivables	8,617	-
Impairment loss other receivables	4,331	-
Impairment loss on non-current assets of disposal group held for sale	-	9,324
Impairment loss on property, plant and equipment	-	592
Unrealised currency translation gain / (loss)	2,048	(1,996)
	(14,727)	22,005
<b>Changes in working capital, net of effects from acquisition of subsidiaries:</b>		
Properties for development	(31,374)	53,510
Prepayments, deposits and other receivables	(1,179)	(26,311)
Inventories	531	460
Trade receivables	36,862	(39,852)
Gross amounts due from customers for contract work	162	5,016
Due from related parties	-	837
Due from non-controlling shareholders	2	586
Trade payables	(14,064)	22,184
Other payables and accruals	(48,951)	(5,302)
Receipts in advance	(2,102)	(9,436)
Gross amounts due to customers for contract work	142	(2,587)
Due to non-controlling shareholders	(1,500)	(13,000)
Cash (used in) / generated from operations	(76,198)	8,110
PRC income tax paid	(19,016)	(10,638)
Net cash used in operating activities	(95,214)	(2,528)
<b>Cash flows from investing activities</b>		
Acquisition of a subsidiary, net of cash acquired	-	(147,254)
Payment for consideration of acquisition of subsidiaries	(157,860)	-
Interest received	14,100	14,271
Purchases of property, plant and equipment	(35,592)	(45,209)
Increased of restricted bank balances pledged	(968)	(2,127)
Proceeds from disposal of property, plant and equipment	12	13
Payments for acquisition of non-controlling interests	-	(500)
Capital contribution to an associated company	(3,980)	-

	12 months ended	
	31.12.2014	31.12.2013
	RMB'000	RMB'000
Loans to non-related parties	(73,000)	(14,000)
Loans to associated companies	(5,124)	(7,611)
Net cash used in investing activities	(262,412)	(202,417)
<b>Cash flows from financing activities</b>		
Interest and other finance costs paid	(36,303)	(11,313)
Proceeds from issuance of ordinary shares	38,126	-
Proceeds from borrowings from non-related parties	550,900	200,000
Borrowings from a related party	70,000	-
Repayment of borrowings from non-related parties	(173,790)	(16,627)
Repayment of borrowings from a related party	(70,000)	-
Dividend paid to owners of the parent	(15,342)	-
Net cash generated from financing activities	363,591	172,060
Net increase / (decrease) in cash and cash equivalents	5,965	(32,986)
<b>CASH AND CASH EQUIVALENTS:</b>		
<b>BEGINNING OF FINANCIAL YEAR</b>	45,500	78,486
<b>END OF FINANCIAL YEAR</b>	51,465	45,500
<b>Analysis of Cash and Cash Equivalents</b>		
Cash and bank balances	54,665	47,734
Restricted bank balances	(3,238)	(2,270)
Cash held by discontinued operations	38	36
	51,465	45,500

As at 31 December 2014, cash and cash equivalents include restricted bank balances of approximately RMB3,238,000 (31 December 2013: RMB2,270,000). The restricted cash mainly represents cash deposited in certain banks as guarantee deposits for the mortgage loan facilities granted by the banks to the buyers in Yichang Xinshougang Property Development Company Limited.



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**

	← Attributable to owners of the parent →											
	Share capital RMB'000	Share premium RMB'000	Contributed surplus RMB'000	Capital reserve RMB'000	Statutory reserves RMB'000	Capital Redemption reserve RMB'000	Exchange reserve RMB'000	Share options reserve RMB'000	Accumulated losses RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
<b>2013</b>												
<b>Beginning of financial year</b>	219,943	45,312	565,589	7,764	18,710	8,324	(2,294)	7,455	(178,170)	692,633	80,211	772,844
Total comprehensive (loss) / income for the financial year	-	-	-	-	-	-	(1,875)	-	14,439	12,564	5,662	18,226
Share option lapsed / forfeited during the financial year	-	-	-	-	-	-	-	(1,145)	1,145	-	-	-
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	-	-	266,120	266,120
Acquisition of additional interests from non-controlling interests	-	-	-	-	-	-	-	-	-	-	(500)	(500)
Transfer	-	-	-	-	2,740	-	-	-	(2,740)	-	-	-
Recognition of share-based payments	-	-	-	-	-	-	-	298	-	298	-	298
<b>End of financial year</b>	<u>219,943</u>	<u>45,312</u>	<u>565,589</u>	<u>7,764</u>	<u>21,450</u>	<u>8,324</u>	<u>(4,169)</u>	<u>6,608</u>	<u>(165,326)</u>	<u>705,495</u>	<u>351,493</u>	<u>1,056,988</u>
<b>2014</b>												
<b>Beginning of financial year</b>	219,943	45,312	565,589	7,764	21,450	8,324	(4,169)	6,608	(165,326)	705,495	351,493	1,056,988
Total comprehensive income / (loss) for the financial year	-	-	-	-	-	-	305	-	(75,960)	(75,655)	(19,966)	(95,621)
Payment of dividends	-	-	-	-	-	-	-	-	(15,342)	(15,342)	-	(15,342)
Proceeds from shares issued	37,378	748	-	-	-	-	-	-	-	38,126	-	38,126
Transfer	-	-	-	-	1,210	-	-	-	(1,210)	-	-	-
Recognition of share-based payments	-	-	-	-	-	-	-	4,249	-	4,249	-	4,249
<b>End of financial year</b>	<u>257,321</u>	<u>46,060</u>	<u>565,589</u>	<u>7,764</u>	<u>22,660</u>	<u>8,324</u>	<u>(3,864)</u>	<u>10,857</u>	<u>(257,838)</u>	<u>656,873</u>	<u>331,527</u>	<u>988,400</u>

## COMPANY

	Share capital RMB'000	Share premium RMB'000	Contributed surplus RMB'000	Capital reserve RMB'000	Capital redemption reserve RMB'000	Share options reserve RMB'000	Accumulated losses RMB'000	Total equity RMB'000
<b>2013</b>								
<b>Beginning of financial year</b>	219,943	45,312	565,589	479	8,324	7,455	(259,805)	587,297
Total comprehensive loss for the financial year	-	-	-	-	-	-	(9,460)	(9,460)
Share option lapsed / forfeited during the financial year	-	-	-	-	-	(1,145)	1,145	-
Recognition of share-based payments	-	-	-	-	-	298	-	298
<b>End of financial year</b>	<b>219,943</b>	<b>45,312</b>	<b>565,589</b>	<b>479</b>	<b>8,324</b>	<b>6,608</b>	<b>(268,120)</b>	<b>578,135</b>
<b>2014</b>								
<b>Beginning of financial year</b>	219,943	45,312	565,589	479	8,324	6,608	(268,120)	578,135
Total comprehensive loss for the financial year	-	-	-	-	-	-	(11,221)	(11,221)
Proceeds from shares issued	37,378	748	-	-	-	-	-	38,126
Payment of dividends	-	-	-	-	-	-	(15,342)	(15,342)
Recognition of share-based payments	-	-	-	-	-	4,249	-	4,249
<b>End of financial year</b>	<b>257,321</b>	<b>46,060</b>	<b>565,589</b>	<b>479</b>	<b>8,324</b>	<b>10,857</b>	<b>(294,683)</b>	<b>593,947</b>

- 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.

As announced on 20 May 2014, the Company had on 20 May 2014 allotted and issued 150,000,000 Placement Shares to a third party subscriber. Pursuant to the completion of the Placement, the total number of issued Shares of the Company (excluding treasury shares) was 1,024,603,750 Shares as at 31 December 2014 (31 December 2013: 874,603,750 shares).

The Company has on 10 March 2014 made an offer to grant the options pursuant to the rules of CIHL Share Option Scheme (the "2010 Scheme"). As at 31 December 2014, 98.5 million options granted in accordance with CIHL Share Option Scheme 2010 are outstanding. If all of these options are exercised, 98.5 million shares in the capital of the Company may be issued on conversion (31 December 2013: 44.5 million). Under the 2010 scheme, 44,500,000 options representing 45.18% (of all options granted under the Scheme) could be exercised as at 31 December 2014 (31 December 2013: 44,500,000, 100%).

The Company did not hold any of its issued shares as treasury shares as at 31 December 2014 (31 December 2013: Nil).

- 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.

As at 31 December 2014, the number of issued shares excluding treasury shares was 1,024,603,750 ordinary shares (2013: 874,603,750).

- 1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as a 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 not been audited or reviewed by the Company's auditor.

- 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 same accounting policies and methods of computation have been applied since the last audited annual financial statements as well as all applicable International Financial Reporting Standards ( "IFRS" ) that become effective for financial year

beginning on or after 1 January 2014. The adoption of these standards did not result in substantial changes to the Group's accounting policies, and there is no material impact to the financial statements.

- 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.](#)

Not applicable.

- 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.](#)

	31.12.2014	31.12.2013
Loss / profit attributable to owners of the parent (RMB'000)		
- continuing operations	(75,518)	19,879
- discontinued operations	(442)	(5,440)
	<u>(75,960)</u>	<u>14,439</u>
Weighted average number of ordinary shares in issue ('000)	<u>967,480</u>	<u>874,604</u>
Basic and diluted (loss) / earnings per share (RMB fen)		
- continuing operations	(7.80)	2.27
- discontinued operations	(0.05)	(0.62)
	<u>(7.85)</u>	<u>1.65</u>

Basic (loss) / earnings per share is calculated by dividing the (loss) / profit attributable to Owners of the parent by the weighted average number of ordinary shares in issue during the financial year.

Diluted (loss) / earnings per share is calculated by adjusting the weighted average number of ordinary shares assumed the deemed exercise of the share options outstanding during the financial year have been issued at no consideration.

The share options of 98,500,000 (2013: 44,500,000) are not potential dilutive ordinary shares since the Company recorded loss during the financial year ended 31 December 2014 (2013: the exercise price of the share options was higher than the average market price of the Company's ordinary shares).

- 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	
	31.12.2014	31.12.2013	31.12.2014	31.12.2013
Net asset value (RMB'000)	656,873	705,495	593,947	578,135
Number of shares ('000)	1,024,604	874,604	1,024,604	874,604
Net asset per share (RMB)	0.641	0.807	0.580	0.661

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
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

### **Profit and Loss Analysis**

The revenue during FY2014 of the Group was RMB109.08 million, a decrease of RMB46.43 million as compared to the revenue of RMB155.51 million in FY2013. This represents a decrease of 29.9%, mainly due to a decrease of sales revenue in Yichang Xinshougang Property Development Company Limited.

Included in cost of services provided is a write-down of properties for development in Yichang Xinshougang Property Development Company Limited in FY2014 of RMB51.07 million to its net realisable value ('NRV'). The NRV was assessed with reference to IAS 2 and has declined because of the decrease in the selling prices of the properties in FY2014 in Yichang Xinshougang Property Development Company Limited.

The cost of services provided in FY2014 other than a write-down of properties decreased by 27.06% to RMB72.33 million, a decrease of RMB26.84 million as compared to RMB99.17 million in FY2013, mainly due to a decrease of cost of properties in Yichang Xinshougang Property Development Company Limited, which corresponds with a decrease in sales of properties.

As a result of the above, the Group recorded a gross loss of RMB14.32 million in FY2014, which represents a decrease of 125.4% as compared to gross profit of RMB56.34 million in FY2013.

Other income in FY2014 was RMB28.14 million, which represents a decrease of 4.1% as compared to RMB29.36 million for FY2013. The decrease mainly due to no fair value gain on investment properties recognised in FY2014. The decrease is offsetted by an increase in interest income.

The gain on bargain purchase in FY2013 of RMB8.33 million arose from the acquisition of 55% equity interest in Beijing Kaiyuanwanjia Management Consulting Limited (f.k.a. Shoukong (Beijing) Management Consulting Company Limited) and its subsidiaries.

Administrative expenses in FY2014 was RMB21.29 million, an increase of RMB7.44 million as compared to administrative expenses of RMB13.85 million in FY2013, which represents an increase of 53.7%, mainly due to increase of share option expenses and legal and professional fees.

Selling and marketing expenses in FY2014 was RMB8.87 million, an increase of RMB5.74 million as compared to selling and marketing expenses of RMB3.13 million in FY2013, which represents an increase of 183.4%, mainly due to the selling and marketing expenses incurred in full year in FY2014 as compared to that incurred in less than 4 months in FY2013 in Yichang Xinshougang Property Development Company Limited.

Finance costs in FY2014 was RMB43.05 million, an increase of RMB34.43million as compared to RMB8.62 million in FY2013, which represents an increase of 399.4%, mainly due to interest expenses on borrowings to finance the acquisition of Yichang Xinshougang Property Development Company Limited.

Income tax credit for FY2014 was RMB12.78 million, representing a decrease of 199.3% as compared to income tax expense of RMB12.87 million for FY2013 mainly due to deferred tax asset arising from the write-down of properties for development.

Loss from discontinued operations for FY2014 was RMB0.80 million, representing a decrease of 91.9% as compared to RMB9.89 million for FY2013, mainly due to no impairment loss in FY2014 in CCI Andi Bridges Co., Ltd.

As a result of the above, the Group recorded after tax loss of RMB95.93 million for FY2014, as compared to a net profit of RMB20.10 million for FY2013.

#### **Analysis on Statement of Financial Position**

Property, plant and equipment increased from RMB210.64 million as at 31 December 2013 to RMB268.52 million as at 31 December 2014 was mainly due to the convention center development cost incurred in Yichang Xinshougang Property Development Company Limited.

The amount of long-term loan receivable was RMB150 million as at 31 December 2013 and it was reclassified as current loan receivable as at 31 December 2014. This was due to the remaining payment term being less than one year as at 31 December 2014.

Prepayments, deposits and other receivables increased from RMB136.70 million as at 31 December 2013 to RMB212.88 million as at 31 December 2014, was mainly due to the funding of the resettlement housing project in Beijing Shijilongquan Real Estate Co., Ltd.

Trade receivables decreased from RMB50.95 million as at 31 December 2013 to RMB5.47 million as at 31 December 2014 mainly due to a decrease in receivables from customers in Yichang Xinshougang Property Development Company Limited.

Amount due to non-controlling shareholders of subsidiaries decreased from RMB334.79 million as at 31 December 2013 to RMB175.43 million as at 31 December 2014 mainly due to a payment made by the Group to the previous owner of Yichang Xinshougang Property Development Company Limited.

Borrowings increased to RMB710.25 million as at 31 December 2014 from RMB328.82 million as at 31 December 2013 mainly due to additional borrowings amounting to RMB314.55 million in CIHL (Tianjin) City Development Limited and another borrowing of RMB100 million in Beijing Shijilongquan Real Estate Co., Limited, which were

mainly used for investing activities for the financial year ended 31 December 2014.

Cash and cash equivalents as at 31 December 2014 was RMB54.66 million as compared to RMB47.73 million as at 31 December 2013.

### **Cash Flows Analysis**

As at 31 December 2014, cash and cash equivalents include restricted bank balances of approximately RMB3.24 million. The restricted cash mainly represents cash deposited in certain banks as guarantee deposits for the mortgage loan facilities granted by the banks to the buyers in Yichang Xinshougang Property Development Company Limited.

Net cash used in operating activities is RMB95.21 million for FY2014, mainly due to increase in properties for development and decrease of other payables, other than payment of cost and expenses, which cannot be covered by revenue in FY2014.

Net cash used in investing activities for FY2014 was RMB262.41 million, which was mainly due to the payments (HK\$200 million) for remaining consideration of acquisition of subsidiaries and the funding of the resettlement housing project at Beijing Shijilongquan Real Estate Co., Ltd.

Net cash generated from financing activities for FY2014 was RMB363.59 million, which was mainly due to borrowings from non-related parties.

- 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.](#)

The Group expects the overall global macro economy to remain challenging and uncertain. The current significant slowdown in the PRC property market and the credit market tightening in China are expected to show sign of relief in the next 12 months. This will affect the pace of development of many projects in China, including our real estate development projects and water supply service operations. The Group will focus on cash generation from its property development projects as well as other businesses.

The Group's Liuhe Gold project has commenced commercial operation in the 3rd Quarter of FY2014 but has had no impact on the results in 2014 due to the operational close-down during the winter season.

The oil and gas exploration and exploitation is a high risk and cost business. The Group's project in Papua New Guinea ('PNG') is still at its early stage of exploration. The Group undertook further geological studies in the past year in order to identify further prospects in the licensed area. The analysis of the information gathered from this field work is still underway. The Group has been notified by the PNG government of the renewal of the exploration license which would allow the Group and our partners to undertake further exploration work in the next few years, including possibly the drilling of one or two wells for evaluation.

The Company has submitted its application to Accounting and Corporate Regulatory Authority ('ACRA') on 28 November 2014 to strike off its wholly-owned dormant subsidiary, China Toll Bridges & Roads (S) Pte. Limited. The Company will make relevant announcement once receive the approval from ACRA .

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?

A final tax-exempt dividend of 0.35 Singapore cent per ordinary share was declared for the corresponding period of the immediate preceding financial year.

(c) Date Payable

Not applicable.

(d) Books Closure Date

Not applicable.

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

No dividend has been declared nor recommended by the directors on fourth quarter and the financial year ended 31 December 2014.

The cash dividends in respect of the financial year ended 31 December 2013 was paid on 2 June 2014.



PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT  
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

13 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.

(a) Business activities

	Continuing operations				Discontinued operations	
	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Toll collection RMB'000	Total RMB'000
<b>Financial year ended</b>						
<b>31 December 2014</b>						
Total segment revenue	56,320	-	51,873	2,013	-	110,206
Inter-segment revenue	-	-	-	(1,123)	-	(1,123)
Revenue from external parties	56,320	-	51,873	890	-	109,083
Segment results	28,772	-	(42,487)	(604)	-	(14,319)
Interest income	159	10,783	31	17,680	-	28,653
Rental income	-	-	-	1,245	-	1,245
Other (expense) / income	-	-	-	(249)	-	(249)
Administrative expenses	-	-	-	(21,289)	-	(21,289)
Other operating expenses	(9,680)	(7,081)	(19,845)	(10,094)	(803)	(47,503)
Selling and marketing expenses	-	-	(8,868)	-	-	(8,868)
Currency translation loss	-	-	-	(1,508)	-	(1,508)
Operating loss						(63,838)
Finance costs	-	(8,066)	-	(34,988)	-	(43,054)
Share of losses of associated companies	-	-	-	(1,814)	-	(1,814)
Income tax (expense) / credit	(2,436)	-	15,170	46	-	12,780
<b>LOSS FOR THE FINANCIAL YEAR</b>						<b>(95,926)</b>
Depreciation and amortisation	(6,254)	(51)	(761)	(1,476)	-	(8,542)
Impairment of trade and other receivables	(4,339)	(4,331)	(4,277)	-	-	(12,947)
Write-down of properties for development	-	-	(51,072)	-	-	(51,072)
Share option expense	-	-	-	(4,249)	-	(4,249)

	Continuing operations				Discontinued operations	
	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Toll collection RMB'000	Total RMB'000
<b>As at 31 December 2014</b>						
<b>Total assets</b>	124,162	213,586	1,470,160	417,982	8,413	2,234,303
Total assets includes:						
Property, plant and equipment	89,616	109	165,793	13,002	-	268,520
Intangible assets	122	-	-	-	8,368	8,490
Goodwill	20,303	-	-	-	-	20,303
Investment properties	-	-	-	33,100	-	33,100
Investment in associated companies	-	-	-	99,603	-	99,603
Deferred income tax assets	818	-	-	21	-	839
Inventories and properties for development	1,140	-	1,279,634	-	-	1,280,774
Gross amount due from customers for contract works	105	15,367	-	-	-	15,472
Trade receivables	932	-	4,534	-	-	5,466
Prepayments, deposits and other receivables	724	195,998	12,924	3,237	7	212,890
Loan receivable	-	-	-	150,000	-	150,000
Due from associated companies	-	-	-	74,052	-	74,052
Due from non-controlling shareholders of subsidiaries	-	-	-	10,091	-	10,091
Cash and cash equivalents	10,402	2,112	7,275	34,876	38	54,703
<b>Total assets</b>						<u>2,234,303</u>
Addition to non-current assets	3,956	-	63,320	7	-	67,282
<b>As at 31 December 2014</b>						
<b>Total liabilities</b>	179,538	107,276	384,746	573,869	474	1,245,903
<b>Total liabilities includes:</b>						
Trade payables	6,823	3,441	16,971	30	-	27,265
Other payables and accruals	1,745	3,314	125,511	7,550	474	138,594
Gross amount due to customers for contract work	4,241	-	-	-	-	4,241
Receipts in advance	14,915	-	3,199	554	-	18,668
Due to non-controlling shareholders of subsidiaries	-	-	84,320	91,108	-	175,428
Loan payables	-	-	-	147,623	-	147,623
Short term borrowings	38,207	100,000	-	314,555	-	452,762
Current income tax liabilities	3,738	521	1,228	6,828	-	12,315
Deferred income tax liabilities	-	-	153,517	5,621	-	159,138
Loan-term borrowings	109,869	-	-	-	-	109,869
<b>Total liabilities</b>						<u>1,245,903</u>

	Continuing operations				Discontinued operations	
	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Toll collection RMB'000	Total RMB'000
<b>Financial year ended 31 December 2013</b>						
Total segment revenue	62,594	-	92,609	705	-	155,908
Inter-segment revenue	-	-	-	(394)	-	(394)
Revenue from external parties	62,594	-	92,609	311	-	155,514
Segment results	43,410	(205)	13,279	(144)	-	56,340
Interest income	709	5,557	51	17,788	3	24,108
Rental income	-	-	-	1,245	-	1,245
Other (expense) / income	(21)	-	-	23	-	2
Administrative expenses	-	-	-	(13,847)	-	(13,847)
Other operating expenses	(7,215)	(3,266)	(2,531)	(10,153)	(2,368)	(25,533)
Selling and marketing expenses	-	-	(3,129)	-	-	(3,129)
Fair value gain on investment properties	-	-	-	5,600	-	5,600
Currency translation loss	-	-	-	(1,001)	-	(1,001)
Gain on bargain purchase	-	-	8,328	-	-	8,328
Impairment loss on assets of disposal group held for sale	-	-	-	-	(9,324)	(9,324)
Impairment loss on property, plant and equipment	-	-	-	-	(592)	(592)
Operating profit						<b>42,197</b>
Finance costs	(8,308)	-	-	(307)	-	(8,615)
Share of losses of associated companies	-	-	-	(2,081)	-	(2,081)
Income tax (expense) / credit	(8,967)	(521)	(525)	(2,856)	1,469	(11,400)
<b>PROFIT FOR THE FINANCIAL YEAR</b>						<b>20,101</b>
Depreciation and amortisation	(4,675)	(53)	(214)	(1,703)	-	(6,645)
Share option expense	-	-	-	(298)	-	(298)

	Continuing operations				Discontinued operations	Total RMB'000
	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Toll collection RMB'000	
<b>As at 31 December 2013</b>						
<b>Total assets</b>	143,516	132,206	1,474,672	381,876	8,411	2,140,681
Total assets includes:						
Property, plant and equipment	92,733	160	104,227	13,517	-	210,637
Intangible assets	122	-	-	-	8,368	8,490
Goodwill	20,303	-	-	-	-	20,303
Investment properties	-	-	-	33,100	-	33,100
Investment in associated companies	-	-	-	97,040	-	97,040
Long-term loan receivable	-	-	-	150,000	-	150,000
Deferred income tax assets	684	-	-	21	-	705
Inventories and properties for development	1,671	-	1,298,474	-	-	1,300,145
Gross amount due from customers for contract works	267	15,367	-	-	-	15,634
Trade receivables	6,578	-	44,367	-	-	50,945
Prepayments, deposits and other receivables	628	115,958	11,274	8,837	7	136,704
Due from associated companies	-	-	-	59,115	-	59,115
Due from non-controlling shareholders of subsidiaries	-	-	-	10,093	-	10,093
Cash and cash equivalents	20,530	721	16,330	10,153	36	47,770
<b>Total assets</b>						<b>2,140,681</b>
Addition to non-current assets	25,849	20	19,267	73	-	45,209
<b>As at 31 December 2013</b>						
<b>Total liabilities</b>	212,752	4,632	449,307	416,556	446	1,083,693
Total liabilities includes:						
Trade payables	9,406	3,441	28,438	44	-	41,329
Other payables and accruals	1,784	670	141,372	7,689	446	151,961
Gross amount due to customers for contractwork	2,912	-	-	-	-	2,912
Receipts in advance	13,296	-	7,339	135	-	20,770
Due to non-controlling shareholders of subsidiaries	-	-	85,820	248,968	-	334,788
Current income tax liabilities	1,981	521	16,525	8,328	-	27,355
Deferred income tax liabilities	-	-	169,813	5,947	-	175,760
Loan-term loan payables	-	-	-	145,445	-	145,445
Borrowing	183,373	-	-	-	-	183,373
<b>Total liabilities</b>						<b>1,083,693</b>

(b) Geographical location

The income and profits of the Group are derived wholly in one geographical market, namely, the People's Republic of China (the "PRC").

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

This has been addressed in note 8 to this announcement.

15 A breakdown of sales.

	Latest Financial Year RMB'000 Group	Previous Financial Year RMB'000 Group	Increase/ (Decrease) %
(a) Turnover reported for first half year	43,971	28,495	54.3
(b) Operating profit after tax before deducting minority interests reported for first half year	(18,604)	6,682	(378.4)
(c) Turnover reported for second half year	65,112	127,002	(48.7)
(d) Operating (loss) / profit after tax before deducting minority interests reported for second half year	(77,322)	13,419	(676.2)

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

	2014	2013
Ordinary	S\$3,061,113	-
Preference	-	-
Total Annual Dividend	S\$3,061,113	-

17 If the Group has obtained a general mandate from shareholders for interested persons transactions ('IPT'), the aggregate value of such transaction as required under Rule 902(1)(a)(ii). If non mandate has been obtained, a statement to that effect.

The Group did not obtain a general mandate from shareholders for interested person transactions.

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). If there are no such persons, the issuer must make an appropriate negative statement.

None of the employees occupying a managerial position in the Company and any of its principal subsidiaries is a relative of any director, chief executive officer or substantial shareholder of the Company.

**BY ORDER OF THE BOARD**

Zhang Rong Xiang  
Managing Director  
24 February 2015