



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

2ND QUARTER FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 31 DECEMBER 2013

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 2013. These figures have not been audited.

	Group 3 months ended			Group 6 months ended		
	31/12/2013 RMB'000 Unaudited	31/12/2012 RMB'000 Unaudited	% Changes	31/12/2013 RMB'000 Unaudited	31/12/2012 RMB'000 Unaudited	% Changes
Revenue	453,207	389,390	16.4	689,135	503,177	37.0
Cost of sales	(278,916)	(305,279)	(8.6)	(443,556)	(383,836)	15.6
Gross profit	174,291	84,111	107.2	245,579	119,341	105.8
Other income and gains	3,630	2,370	53.2	6,625	5,256	26.0
Selling expenses	(18,774)	(15,940)	17.8	(28,477)	(28,581)	0.4
Administrative expenses	(30,255)	(23,893)	26.6	(59,920)	(50,307)	19.1
Profit before income tax	128,892	46,648	176.3	163,807	45,709	258.4
Income tax expense	(42,307)	(16,865)	150.9	(63,068)	(22,728)	177.5
Profit for the period	86,585	29,783	190.7	100,739	22,981	338.4
Other comprehensive income, net of tax items, that may be classified to profit or loss:						
Exchange differences on translation of financial statements of foreign operations, net of tax amounting to Nil (2QFY2013 & 1HFY2013: Nil)	(79)	84	(194.0)	(170)	124	(237.1)
Total comprehensive income for the period	86,506	29,867	189.6	100,569	23,105	335.3
Profit attributable to:						
Owners of the Company	34,596	8,160	324.0	55,081	6,208	787.3
Non-controlling interests	51,989	21,623	140.4	45,658	16,773	172.2
	86,585	29,783	190.7	100,739	22,981	338.4
Total comprehensive income attributable to:						
Owners of the Company	34,517	8,244	318.7	54,911	6,332	767.2
Non-controlling interests	51,989	21,623	140.4	45,658	16,773	172.2
	86,506	29,867	189.6	100,569	23,105	335.3

N.M. – Not meaningful

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	
	31/12/2013	30/06/2013	31/12/2013	30/06/2013
	RMB'000	RMB'000	RMB'000	RMB'000
	Unaudited	Audited	Unaudited	Audited
ASSETS AND LIABILITIES				
Non-current assets				
Investments in subsidiaries	-	-	134,381	134,381
Property, plant and equipment	49,691	41,469	-	-
Investment properties	254,742	254,742	-	-
Land use rights	14,248	14,428	-	-
Deferred tax assets	22,241	22,241	-	-
	340,922	332,880	134,381	134,381
Current assets				
Properties held for development	88,392	87,148	-	-
Properties held under development	1,167,077	1,762,576	-	-
Properties held for sale	2,061,842	1,419,372	-	-
Account and bills receivables	1,616	2,666	-	-
Prepayments, deposits paid and other receivables	475,852	435,496	1,465	1,465
Tax recoverable	-	18,922	-	-
Due from subsidiaries	-	-	339,837	312,316
Cash and bank balances	472,283	469,346	-	-
Total current assets	4,267,062	4,195,526	341,302	313,781
Current liabilities				
Account payables	292,259	336,437	-	-
Receipts in advance	1,269,387	1,536,090	-	-
Accruals and other payables	309,088	365,901	3,993	3,704
Interest-bearing bank and other borrowings	739,478	580,048	-	-
Income tax payable	127,847	98,104	-	-
Total current liabilities	2,738,059	2,916,580	3,993	3,704
Net current assets	1,529,003	1,278,946	337,309	310,077
Total assets less current liabilities	1,869,925	1,611,826	471,690	444,458
Non-current liabilities				
Interest-bearing bank and other borrowings	734,586	603,728	-	-
Deferred tax liabilities	117,746	117,746	-	-
	852,332	721,474	-	-
Net assets	1,017,593	890,352	471,690	444,458
EQUITY				
Equity attributable to owners of the Company				
Share capital	133,882	127,721	133,882	127,721
Reserves	580,486	501,064	337,808	316,737
	714,368	628,785	471,690	444,458
Non-controlling interests	303,225	261,567	-	-
Total equity	1,017,593	890,352	471,690	444,458

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

As at 31/12/2013		As at 30/06/2013	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
350,000	389,478	389,210	190,838

Amount repayable after one year

As at 31/12/2013		As at 30/06/2013	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
703,730	30,856	590,300	13,428

Details of any collateral

As at 31 December 2013, the Group's interest-bearing bank borrowings of RMB1,053.7 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	
	31/12/2013 RMB'000 Unaudited	31/12/2012 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited	31/12/2012 RMB'000 Unaudited
Cash flows from operating activities				
Profit before income tax	128,892	46,648	163,807	45,709
Adjustments for:				
Interest income	(316)	(356)	(602)	(866)
Amortisation of land use rights	90	37	180	75
Depreciation of property, plant and equipment	1,639	1,780	3,033	3,822
Operating profit before working capital changes	130,305	48,109	166,418	48,740
Increase in properties held for development	(1,569)	(25,409)	(3,661)	(81,641)
Decrease/(increase) in properties held under development	67,058	(117,506)	(92,865)	(344,276)
(Increase)/decrease in properties held for sale	(59,791)	223,932	105,984	296,518
(Increase)/decrease in account and bills receivables	(14)	(2,800)	1,050	(2,967)
Increase in prepayments, deposits paid and other receivables	(15,423)	(43,757)	(40,356)	(79,967)
(Decrease)/increase in account payables	(4,432)	(10,483)	(44,178)	6,771
(Decrease)/increase in receipts in advance	(284,440)	46,128	(266,703)	289,676
(Decrease)/Increase in accruals and other payables	(5,338)	35,463	(56,813)	72,502
Cash (used in)/generated from operations	(173,644)	153,677	(231,124)	205,356
Income taxes paid	(2,001)	(6,516)	(14,403)	(56,715)
Interest received	316	356	602	866
<i>Net cash (used in)/generated from operating activities</i>	(175,329)	147,517	(244,925)	149,507
Cash flows from investing activities				
Purchases of property, plant and equipment	(2,746)	(589)	(12,830)	(855)
<i>Net cash used in investing activities</i>	(2,746)	(589)	(12,830)	(855)
Cash flows from financing activities				
Capital injection to subsidiaries from non-controlling interests	-	5,400	-	9,400
Capital refund to non-controlling interests	-	-	(4,000)	-
Proceeds from bank and other borrowings	390,926	146,946	457,108	183,110
Repayments of bank and other borrowings	(26,250)	(249,936)	(166,820)	(284,510)
Proceeds from Issue of new shares on placement, net	43,432	-	43,432	-
Dividend paid	(13,100)	-	(13,100)	-
Interest paid	(35,159)	(21,869)	(56,098)	(42,049)
<i>Net cash generated from/(used in) financing activities</i>	359,849	(119,459)	260,522	(134,049)
Net increase in cash and cash equivalents	181,774	27,469	2,767	14,603
Effect on exchange translation	79	84	170	124
Cash and cash equivalents at beginning of period	254,019	386,167	432,935	398,993
Cash and cash equivalents at end of period	435,872	413,720	435,872	413,720

Note:

	Group 3 months ended		Group 6 months ended	
	31/12/2013 RMB'000 Unaudited	31/12/2012 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited	31/12/2012 RMB'000 Unaudited
Cash and bank balances	472,283	471,545	472,283	471,545
Less: Restricted bank balances	(36,411)	(57,825)	(36,411)	(57,825)
Cash and cash equivalents for the purpose of statement of cash flows	435,872	413,720	435,872	413,720

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	Dividend Proposed* RMB'000	Retained earnings* RMB'000	Non-controlling Interests RMB'000	Total RMB'000
At 30 June 2012 and 1 July 2012 (Audited)	127,721	265,314	20,720	4,582	33,226	2,023	-	80,047	247,623	781,256
Profit for the period	-	-	-	-	-	-	-	6,208	16,773	22,981
Other comprehensive Income										
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	124	-	-	-	124
Total comprehensive income for the period	-	-	-	-	-	124	-	6,208	16,773	23,105
Transfer to statutory reserve	-	-	-	-	1,829	-	-	(1,829)	-	-
Capital injection to a subsidiary from non-controlling interests	-	-	-	-	-	-	-	-	9,400	9,400
At 31 December 2012 (Unaudited)	127,721	265,314	20,720	4,582	35,055	2,147	-	84,426	273,796	813,761
At 30 June 2013 and 1 July 2013 (Audited)	127,721	265,314	20,720	4,582	37,649	882	13,100	158,817	261,567	890,352
Profit for the period	-	-	-	-	-	-	-	55,081	45,658	100,739
Other comprehensive Income										
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	170	-	-	-	170
Total comprehensive income for the period	-	-	-	-	-	170	-	55,081	45,658	100,909
Issue of new shares on placement	6,161	37,271	-	-	-	-	-	-	-	43,432
De-registration of a subsidiary	-	-	-	-	-	-	-	-	(4,000)	(4,000)
2013 Final dividend paid	-	-	-	-	-	-	(13,100)	-	-	(13,100)
Transfer to statutory reserve	-	-	-	-	2,203	-	-	(2,203)	-	-
At 31 December 2013 (Unaudited)	133,882	302,585	20,720	4,582	39,852	1,052	-	211,695	303,225	1,017,593

* These reserve accounts comprise the consolidated reserves of approximately RMB580,486,000 (FY2013: RMB501,064,000) in the Group's statement of financial position.

Company	Share capital RMB'000	Share premium** RMB'000	Contributed surplus** RMB'000	Dividend Proposed** RMB'000	Accumulated losses** RMB'000	Total RMB'000
At 30 June 2012 and 1 July 2012 (Audited)	127,721	267,203	35,064	-	(38,813)	391,175
Total comprehensive loss for the period	-	-	-	-	(2,595)	(2,595)
At 31 December 2012 (Unaudited)	127,721	267,203	35,064	-	(41,408)	388,580
At 30 June 2013 and 1 July 2013 (Audited)	127,721	267,203	35,064	13,100	1,370	444,458
Issue of new shares on placement	6,161	37,271	-	-	-	43,432
Total comprehensive loss for the period	-	-	-	-	(3,100)	(3,100)
2013 Final dividend paid	-	-	-	(13,100)	-	(13,100)
At 31 December 2013 (Unaudited)	133,882	304,474	35,064	-	(1,730)	471,690

** These reserve accounts comprise the Company's reserves of approximately RMB337,808,000 (FY2013: RMB316,737,000) 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.

On 27 December 2013, there was a placement of 39 million ordinary shares at S\$0.245 each to certain unrelated investors.

There were no treasury shares held by the Company nor any shares which may be issued on conversion of any convertibles as at 31 December 2013 and 30 June 2013.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

	Group		Company	
	31/12/2013	30/06/2013	31/12/2013	30/06/2013
Total number of issued shares	694,000,000	655,000,000	694,000,000	655,000,000
Less: Treasury shares	-	-	-	-
Total number of issued shares excluding treasury shares	694,000,000	655,000,000	694,000,000	655,000,000

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 2013.

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 became effective for financial periods beginning on 1 July 2013. 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	
	31/12/2013	31/12/2012	31/12/2013	31/12/2012
	Unaudited	Unaudited	Unaudited	Unaudited
Earnings per ordinary share				
(a) Basic (RMB cents)	5.26	1.25	8.40	0.95
(b) Fully diluted (RMB cents)	N/A	N/A	N/A	N/A

Note:

The calculation of basic earnings per ordinary share is based on the profit for the three months ended 31 December 2013 ("2QFY2014") and six months ended 31 December 2013 ("1HFY2014") period attributable to owner of the Company profit of approximately RMB34,596,000 and RMB55,081,000, respectively (2QFY2013: RMB8,160,000 and 1HFY2013: RMB6,208,000) and on weighted average number of shares of 657,119,565 and 656,059,783, respectively (2QFY2013 and 1HFY2013: 655,000,000) ordinary shares in issue during the said periods.

Diluted earnings per share for the periods ended 31 December 2013 and 2012 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	
	31/12/2013	30/06/2013	31/12/2013	30/06/2013
Net asset value per ordinary share based on issued share capital at the end of the period: (RMB cents)	102.9	96.0	68.0	67.9

Notes:

Net asset value per ordinary share was calculated based on:

1. the shareholder's equity of the Group/ Company at 31 December 2013 and 30 June 2013; and
 2. the issued ordinary shares at 31 December 2013 of 694,000,000 ordinary shares and 30 June 2013 of 655,000,000 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 the 2QFY2014 and 1HFY2014 was mainly derived from the sale of Phase II of Aqua Lake Grand City (绿湖豪城) in Nanchang City ("Aqua Lake Project") and Jinshazhou Project, namely Ming Yue Jin An (明月金岸) in Guangzhou City.

For 2QFY2014, the Group recorded a revenue of RMB453.2 million, an increase of RMB63.8 million compared to the previous corresponding period. For 1HFY2014, the Group recorded a revenue of RMB689.1 million, an increase of RMB185.9 million compared to the previous corresponding period.

The increase in revenue was due mainly to more residential units of Phase II of Aqua Lake Project and Jinshazhou Project handed over during the period. The Group had also handed over all the commercial units of Aqua Lake Project during the period.

Cost of sales

For 2QFY2014, the Group recorded cost of sales of RMB278.9 million, a decrease of RMB26.4 million compared to the previous corresponding period. For 1HFY2014, the Group recorded cost of sales of RMB443.6 million, an increase of RMB59.8 million compared to the previous corresponding period.

The decrease in cost of sales for 2QFY2014 was due to lower cost of construction incurred for both the residential and commercial units of Phase II of Aqua Lake Project compared to Wenchang Project that were handed over in the previous corresponding period.

The increase in cost of sales for 1HFY2014 was in line with the increase in revenue.

Gross profit

For 2QFY2014, the Group recorded a gross profit of RMB174.3 million, an increase of RMB90.2 million compared to the previous corresponding period. For 1HFY2014, the Group recorded a gross profit of RMB245.6 million, an increase of RMB126.3 million compared to the previous corresponding period.

The increase in gross profit was due mainly to the increase in revenue and higher profit margins from the residential and commercial units of Phase II of Aqua Lake Project compared to Wenchang Project in the previous corresponding period.

Other income and gains

For 2QFY2014, the Group recorded other income and gains of RMB3.6 million, an increase of RMB1.2 million compared to the previous corresponding period. For 1HFY2014, the Group recorded other income and gains of RMB6.6 million, an increase of RMB1.3 million compared to the previous corresponding period.

The increase was due mainly to an increase in rental income from Wenchang Project's commercial units, as more units were rented out when compared with the previous corresponding period.

Selling expenses

For 2QFY2014, the Group recorded selling expenses of RMB18.8 million, an increase of about RMB2.9 million compared to the previous corresponding period.

The increase was due mainly to higher advertising and promotional expenses incurred in respect of the commencement of sales for the Group's new project, Xilang Project, namely Ming Yue Shui An (明月水岸). The increase was partially offset by a decrease in commission expenses as there were fewer properties sold by third party agents during this period.

The breakdown of selling expenses for 2QFY2014 and 2QFY2013 is as follows:

	2QFY2014 RMB'000	2QFY2013 RMB'000	Variance RMB'000	%
Advertising expenses	10,252	7,545	2,707	36%
Promotional expenses	6,224	4,268	1,956	46%
Commission expenses	1,325	2,952	(1,627)	(55%)
Others	Note 1 973	1,175	(202)	(17%)
	<u>18,774</u>	<u>15,940</u>	2,834	18%

Note 1

Others referred to an aggregate amount of expenses which individually was less than RMB1.0 million.

For 1HFY2014, the Group recorded selling expenses of RMB28.5 million, a slight decrease of RMB0.1 million compared to the previous corresponding period.

Administrative expenses

For 2QFY2014, the Group recorded administrative expenses of RMB30.3 million, an increase of RMB6.4 million compared to the previous corresponding period.

The increase was due mainly to higher entertainment expenses incurred in relation to the sourcing of additional land banks. Also, increases in salaries, travelling expenses and office expenses as a result of expansion of operation in respect of Conghua Project, Huizhou Project and Rushan Project.

The breakdown of administrative expenses for 2QFY2014 and 2QFY2013 is as follows:

		2QFY2014 RMB'000	2QFY2013 RMB'000	Variance RMB'000	%
Salaries and wages		9,740	8,562	1,178	14%
Entertainment expenses		8,185	5,818	2,367	41%
Travelling expenses		3,467	2,237	1,230	55%
Office expenses		2,038	1,684	354	21%
Others	Note 1	6,825	5,592	1,233	22%
		<u>30,255</u>	<u>23,893</u>	6,362	27%

Note 1

Others referred to an aggregate amount of expenses which individually was less than RMB1.0 million.

For 1HFY2014, the Group recorded administrative expenses of RMB59.9 million, an increase of about RMB9.6 million compared to the previous corresponding period. Same reasons for the increase in administrative expenses in 2QFY2014.

Income tax expense

For 2QFY2014, the Group recorded income tax expense of RMB42.3 million, an increase of RMB25.4 million compared to the previous corresponding period. For 1HFY2014, the Group recorded income tax expense of RMB63.1 million, an increase of RMB40.4 million compared to the previous corresponding period.

The amount mainly represented the PRC enterprise income tax and land appreciation tax provided for the periods. The increase in amount was in line with the increase in profit before income tax.

Profit for the period

For 2QFY2014, the Group recorded a profit of RMB86.6 million, an increase of RMB56.8 million compared to the previous corresponding period. For 1HFY2014, the Group recorded a profit of RMB100.7 million, an increase of RMB77.7 million compared to the previous corresponding period.

The increase in profit was due mainly to an increase in gross profit which was more than offset the increase in selling expenses, administrative expenses and income tax expense as mentioned 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 31 December 2013

Current assets

As at 31 December 2013, the Group's current assets stood at RMB4,267.1 million, representing an increase of RMB71.6 million compared to RMB4,195.5 million as at 30 June 2013. The increase was mainly attributable to the increase in properties held for sale of

RMB642.5 million which partially offset the decrease in property held under development of RMB595.5 million. This was due to the completion of the Xilang Project during the period and as a result, the said project was recorded under property held for sales instead of property held under development.

The increase of prepayment, deposits paid and other receivables of RMB40.3 million was mainly due to the deposit paid for acquiring land banks.

Current liabilities

As at 31 December 2013, the Group's current liabilities stood at RMB2,738.1 million, representing a decrease of RMB178.5 million, compared to RMB2,916.6 million as at 30 June 2013.

This was due mainly to i) the decrease in receipts in advance of RMB266.7 million as a result of the handing over of units during the period; ii) the decrease in account payable and accruals and other payables of RMB101 million was the result of payment to suppliers during the period;

The overall decrease was offset by the increase in interest-bearing bank and other borrowings of RMB159.4 million as a result of the proceeds from new loans during the period.

Non-current liabilities

As at 31 December 2013, the Group's non-current liabilities stood at RMB852.3 million, representing an increase of RMB130.8 million, compared to RMB721.5 million as at 30 June 2013. This was due to an increase in interest-bearing bank and other borrowings of RMB130.8 million as a result of the proceeds from new loans obtained during the period.

Total equity

As at 31 December 2013, the Group's equity stood at RMB1,017.6 million, representing an increase of RMB127.3 million, compared to RMB890.3 million as at 30 June 2013. This was due mainly to the profit for the period under review and the issue of 39 million new placement shares at S\$0.245 each on 27 December 2013.

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 2013 released via SGXNet on 12 November 2013.

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 urbanization process in the People's Republic of China ("PRC") will continue to stimulate demand for real estate, and Management believes in growing opportunities for the Group.

The Group believes that the current property market control measures, implemented by the PRC Government, will help to promote stable and healthy development of the property market in long term.

In view of the recent increases in both prices and sales volume of properties in the Tier 1 and Tier 2 cities, the Group will monitor closely the direction of the PRC regulation policies, and

seek opportunities to expand its land banks in Tier 1 and Tier 2 cities to meet the market demand.

The Group is on schedule for its construction work in progress. Meanwhile, details of the occupancy and take-up rates of the Group's five existing major projects which have obtained pre-sale certificates as at 31 December 2013 are as follows:

	Shan Qing Shui Xiu (Phase I & II) (山清水秀)	Aqua Lake Grand City (Phase II) (绿湖豪城)	Ming Yue Xing Hui (明月星辉)	Ming Yue Jin An (明月金岸)	Ming Yue Shui An (明月水岸)
Total units for sales	408	1,005	431	404	630
Total units handed over to buyers as of 31 December 2013	243	900	419	323	-
Percentage of handed over	60%	90%	97%	80%	-
Pre-sale value not handed over to buyers as at 31 December 2013	RMB224.3 million	RMB728.4 million	RMB12.7 million	RMB73.9 million	RMB207.8 million

A large proportion of the abovementioned pre-sales will be progressively recognised as revenue from 3QFY2014 onwards.

In addition to the above five projects, the Group is in the process of planning and designing five other developments, namely Hou De Zai Wu (厚德载物) in Tonghua City, Ren Jie Di Ling (人杰地灵) in Rushan City, Batai Mountain Project in Wanyuan City, Huizhou Project in Huizhou City and Conghua Project in Conghua City.

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 2013.

13. Use of Placement proceeds

The Board refers to the net proceeds of RMB43,432,000 raised from the placement of 39 million ordinary shares on 27 December 2013. These proceeds had not been utilized as at 31 December 2013.

14. 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 the second quarter results ended 31 December 2013 to be false or misleading in any material aspect.

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

Chen Jianfeng
Executive Chairman

Zheng Shaorong
Director

15. 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.

BY ORDER OF THE BOARD

Chen Jianfeng
Executive Chairman

13 February 2014