



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

**1ST QUARTER FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2018**

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

**1(a) A statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year.**

Group Statement of Comprehensive Income for period ended 30 September 2018. These figures have not been audited.

	Group 3 months ended		% Changes
	30/9/2018 RMB'000 Unaudited	30/9/2017 RMB'000 Unaudited	
<b>Revenue</b>	<b>247,800</b>	104,578	137.0
Cost of sales	(138,766)	(82,312)	68.6
<b>Gross profit</b>	<b>109,034</b>	22,266	389.7
Other income and gains	10,952	9,825	11.5
Selling expenses	(17,139)	(14,656)	16.9
Administrative expenses	(15,243)	(14,982)	1.7
Other operating expenses	(9,241)	(3,677)	151.3
<b>Operating profit/ (loss)</b>	<b>78,363</b>	(1,224)	(6,502.2)
Finance costs	(568)	-	100.0
<b>Profit/ (loss) before income tax</b>	<b>77,795</b>	(1,224)	(6,455.8)
Income tax expense	(34,485)	(1,819)	1,795.8
<b>Profit/ (loss) for the period</b>	<b>43,310</b>	(3,043)	(1,523.3)
<b>Other comprehensive income, net of tax items, that may be reclassified subsequently to profit or loss:</b>			
Exchange differences on translation of financial statements of foreign operations	(690)	(63)	995.2
<b>Total comprehensive income for the period</b>	<b>42,620</b>	(3,106)	(1,472.2)
<b>Profit/ (loss) attributable to:</b>			
Owners of the Company	45,060	(11,008)	(509.3)
Non-controlling interests	(1,750)	7,965	(122.0)
	<b>43,310</b>	<b>(3,043)</b>	<b>(1,523.3)</b>
<b>Total comprehensive income attributable to:</b>			
Owners of the Company	44,370	(11,071)	(500.8)
Non-controlling interests	(1,750)	7,965	(122.0)
	<b>42,620</b>	<b>(3,106)</b>	<b>(1,472.2)</b>

**1(b)(i) Statements of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.**

Statements of Financial Position	Group		Company	
	30/9/2018 RMB'000 Unaudited	30/6/2018 RMB'000 Audited	30/9/2018 RMB'000 Unaudited	30/6/2018 RMB'000 Audited
<b>ASSETS AND LIABILITIES</b>				
<b>Non-current assets</b>				
Interests in subsidiaries	-	-	134,381	134,381
Property, plant and equipment	107,257	107,299	-	-
Investment properties	586,800	586,800	-	-
Land use rights	10,023	10,094	-	-
Deposit paid	120,000	85,000	-	-
Loan receivable	18,800	18,800	-	-
Deferred tax assets	34,065	34,065	-	-
	<b>876,945</b>	<b>842,058</b>	<b>134,381</b>	<b>134,381</b>
<b>Current assets</b>				
Properties held under development	1,416,478	1,708,654	-	-
Properties held for sale	1,578,425	1,378,865	-	-
Accounts receivable	41,657	35,721	-	-
Prepayments, deposits paid and other receivables	786,062	752,032	1,449	1,406
Due from customer for contract work	22,444	22,444	-	-
Loan receivable	6,405	6,152	-	-
Due from subsidiaries	-	-	334,206	335,699
Cash and bank balances	225,814	180,310	-	-
	<b>4,077,285</b>	<b>4,084,178</b>	<b>335,655</b>	<b>337,105</b>
<b>Current liabilities</b>				
Accounts payable	379,128	654,664	-	-
Receipts in advance	1,589,021	1,310,959	-	-
Accruals, deposits received and other payables	854,656	951,950	9,258	9,888
Interest-bearing bank and other borrowings	251,322	268,244	-	-
Income tax payable	203,812	197,515	-	-
	<b>3,277,939</b>	<b>3,383,332</b>	<b>9,258</b>	<b>9,888</b>
<b>Net current assets</b>	<b>799,346</b>	<b>700,846</b>	<b>326,397</b>	<b>327,217</b>
<b>Total assets less current liabilities</b>	<b>1,676,291</b>	<b>1,542,904</b>	<b>460,778</b>	<b>461,598</b>
<b>Non-current liabilities</b>				
Interest-bearing bank and other borrowings	581,746	490,979	-	-
Deferred tax liabilities	139,876	139,876	-	-
	<b>721,622</b>	<b>630,855</b>	<b>-</b>	<b>-</b>
<b>Net assets</b>	<b>954,669</b>	<b>912,049</b>	<b>460,778</b>	<b>461,598</b>
<b>EQUITY</b>				
<b>Equity attributable to owners of the Company</b>				
Share capital	133,882	133,882	133,882	133,882
Reserves	532,308	487,938	326,896	327,716
	<b>666,190</b>	<b>621,820</b>	<b>460,778</b>	<b>461,598</b>
<b>Non-controlling interests</b>	<b>288,479</b>	<b>290,229</b>	<b>-</b>	<b>-</b>
<b>Total equity</b>	<b>954,669</b>	<b>912,049</b>	<b>460,778</b>	<b>461,598</b>

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

As at 30/09/2018		As at 30/06/2018	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
224,706	26,616	244,504	23,740

**Amount repayable after one year**

As at 30/09/2018		As at 30/06/2018	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
581,746	-	490,979	-

**Details of any collateral**

As at 30 September 2018, the Group's interest-bearing bank borrowings of RMB806.5 million were secured by the pledge of certain properties held under development, properties held for sale and investment properties of the Group.

**1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

	Group	
	30/9/2018	30/9/2017
	RMB'000	RMB'000
	Unaudited	Unaudited
<b>Cash flows from operating activities</b>		
Profit/ (loss) before income tax	77,795	(3,043)
Adjustments for:		
Interest income	(1,078)	(670)
Amortisation of land use rights	71	72
Depreciation of property, plant and equipment	2,232	2,408
Operating profit/ (loss) before working capital changes	79,020	(1,233)
Decrease/ (increase) in properties held under development	(12,206)	(112,289)
Decrease in properties held for sale	131,737	83,184
(Increase)/ decrease in accounts receivable	(5,936)	64
(increase)/ decrease in prepayments, deposits paid and other receivables	(34,030)	8,442
Decrease in account payables	(275,536)	(59,073)
Increase in receipts in advance	278,062	229,032
Decrease in accruals, deposits received and other payables	(97,294)	(41,576)
Cash generated from operations	63,817	106,551
Income taxes (paid)/ refunded	(28,188)	1,939
Interest received	825	670
<i>Net cash generated from operating activities</i>	<b>36,454</b>	109,160
<b>Cash flows from an investing activity</b>		
Increase in deposit paid	(35,000)	-
Purchase of property, plant and equipment	(2,190)	(2,204)
<i>Net cash used in investing activities</i>	<b>(37,190)</b>	(2,204)
<b>Cash flows from financing activities</b>		
Proceeds from bank and other borrowings	100,000	28,840
Repayments of bank and other borrowings	(26,155)	(406,868)
Interest paid	(26,915)	(9,352)
<i>Net cash generated from/ (used in) financing activities</i>	<b>46,930</b>	(387,380)
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>46,194</b>	(280,424)
<b>Effect on exchange translation</b>	<b>(690)</b>	<b>(63)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>161,351</b>	<b>408,690</b>
<b>Cash and cash equivalents at end of period</b>	<b>206,855</b>	<b>128,203</b>

Note:

	Group	
	30/9/2018	30/9/2017
	RMB'000	RMB'000
	Unaudited	Unaudited
Cash and bank balances	225,814	242,944
Less: Restricted bank deposits	(18,959)	(114,741)
<b>Cash and cash equivalents for the purpose of statement of cash flows</b>	<b>206,855</b>	<b>128,203</b>

**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 profits* RMB'000	Non-controlling Interests RMB'000	Total Equity RMB'000
At 30 June 2017 and 1 July 2017 (Audited)	133,882	302,585	20,720	10,293	93,892	2,399	103,087	297,264	964,122
(Loss)/profit for the period	-	-	-	-	-	-	(11,008)	7,965	(3,043)
Other comprehensive income	-	-	-	-	-	-	-	-	-
- Exchange differences on translation of financial statements of foreign operations	-	-	-	-	-	(63)	-	-	(63)
Total comprehensive income for the period	-	-	-	-	-	(63)	(11,008)	7,965	(3,106)
<b>At 30 September 2017 (Unaudited)</b>	<b>133,882</b>	<b>302,585</b>	<b>20,720</b>	<b>10,293</b>	<b>93,892</b>	<b>2,336</b>	<b>92,079</b>	<b>305,229</b>	<b>961,016</b>
At 30 June 2018 and 1 July 2018 (Audited)	133,882	302,585	20,720	10,293	93,892	4,064	56,384	290,229	912,049
Profit/ (loss) for the period	-	-	-	-	-	-	45,060	(1,750)	43,310
Other comprehensive income	-	-	-	-	-	-	-	-	-
- Exchange differences on translation of financial statements of foreign operations	-	-	-	-	-	(690)	-	-	(690)
Total comprehensive income for the period	-	-	-	-	-	(690)	45,060	(1,750)	42,620
<b>At 30 September 2018 (Unaudited)</b>	<b>133,882</b>	<b>302,585</b>	<b>20,720</b>	<b>10,293</b>	<b>93,892</b>	<b>3,374</b>	<b>101,444</b>	<b>288,479</b>	<b>954,669</b>

\* These reserve accounts comprise the consolidated reserves of approximately RMB532,308,000 (1QFY2018: RMB521,905,000) in the consolidated statement of financial position.

Company	Share capital RMB'000	Share premium** RMB'000	Contributed surplus** RMB'000	Accumulated losses** RMB'000	Total RMB'000
At 1 July 2016 (Audited)	133,882	304,474	35,064	(9,886)	463,534
Loss for the year and total comprehensive income for the year	-	-	-	(694)	(694)
<b>At 30 September 2017 (Unaudited)</b>	<b>133,882</b>	<b>304,474</b>	<b>35,064</b>	<b>(10,580)</b>	<b>462,840</b>
At 1 July 2017 (Audited)	133,882	304,474	35,064	(11,822)	461,598
Loss for the year and total comprehensive income for the year	-	-	-	(820)	(820)
<b>At 30 September 2018 (Unaudited)</b>	<b>133,882</b>	<b>304,474</b>	<b>35,064</b>	<b>(12,642)</b>	<b>460,778</b>

\*\* These reserve accounts comprise the Company's reserves of approximately RMB326,896,000 (1QFY2018: RMB328,958,000) in the Company's statement of financial position.

**1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding year.**

There were no shares held as treasury shares and the Company does not have any share that may be issued on conversion of any outstanding convertibles as at 30 September 2018.

There were no subsidiary holdings as at 30 September 2018.

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

	Group		Company	
	30/09/2018	30/06/2018	30/09/2018	30/06/2018
Total number of issued shares	69,400,000	69,400,000	69,400,000	69,400,000
Less: Treasury shares	-	-	-	-
Total number of issued shares excluding treasury shares	69,400,000	69,400,000	69,400,000	69,400,000

**1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable

**1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Not applicable

**2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have neither been audited nor reviewed by the auditors.

**3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).**

Not applicable

**4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group had applied the same accounting policies and methods of computation in the financial statements for the current reporting period as in those of the audited financial statement for the year ended 30 June 2018.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

The Group has adopted the same accounting policies and methods of computation as stated in the audited financial statements for the year ended 30 June 2018, except for the adoption for the new and amended International Financial Reporting Standards (IFRSs) which become effective on 1 July 2018.

The Group has adopted the following new IFRSs effective for the financial period beginning 1 July 2018:

(i) IFRS 15 Revenue from Contracts with Customers

IFRS 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognised as separate assets when specified criteria are met. There is no significant impact to the financial statements of the Group for the current and comparative financial period arising from the adoption of IFRS 15.

(ii) IFRS 9 Financial Instruments

IFRS 9 introduces revised guidance on the classification and measurement of financial instruments, a new expected credit loss model for calculating impairment on financial assets, and new general hedge accounting requirements.

There is no change in measurement basis arising from the adoption of the new classification and measurement model. In assessing for impairment losses on financial assets, the Group has adopted the simplified approach by applying lifetime expected credit losses on its loans and receivables (if applicable). The impairment calculated using the expected credit loss model does not have a significant impact to the financial statements of the Group for the current and comparative financial period arising from the adoption of IFRS 9.

**6. Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.**

	Group	
	3 months ended	
	30/09/2018	30/09/2017
	Unaudited	Unaudited
Earnings/ (losses) per share		
(a) Basic (RMB dollars)	0.65	(0.16)
(b) Fully diluted (RMB dollars)	N/A	N/A

Note:

The calculation of basic earnings/ (losses) per ordinary share is based on the profit for the three months ended 30 September 2018 ("1QFY2019") attributable to owners of the Company of approximately RMB45,060,000 (1QFY2018: Loss of RMB11,008,000) and on

weighted average number of shares of 69,400,000 (1QFY2018: 69,400,000) ordinary shares in issue during the said period.

Diluted earnings per share for the period ended 30 September 2018 and diluted loss per share for the period ended 30 September 2017 were not presented as there was no potential dilution of the Company's ordinary share capital.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:**  
**(a) current financial period reported on; and**  
**(b) immediately preceding financial year.**

	Group		Company	
	30/09/2018	30/06/2018	30/09/2018	30/06/2018
Net asset value per ordinary share based on issued share capital at the end of the period: (RMB dollars)	9.60	8.96	6.64	6.65

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:**  
**(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**

#### **Review of performance**

##### **Revenue**

For the first quarter ended 30 September 2018 ("1Q2019"), the Group's revenue was mainly derived from the sales of units in Xilang Project namely Ming Yue Shui An (明月水岸). A total of 81 residential units of Ming Yue Shui An was handed over to customers during the period.

##### **Cost of sales**

The Group's cost of sales in 1QFY2019 which amounted to RMB138.8 million was RMB56.5 million higher than 1QFY2018. The increase in cost of sales was in line with the increase in revenue.

##### **Gross profit**

The Group recorded a gross profit of RMB109.0 million for 1QFY2019 which was RMB86.7 million higher compared to RMB22.3 million in 1QFY2018. The increase in gross profit was due to higher gross profit margin for the sale units of Ming Yue Shui An, while the sales in the corresponding quarter were mainly from the Tong Hua project which commanded lower margins.



**Other income and gains**

The Group recorded other income and gains of RMB11.0 million in 1QFY2019 which were RMB1.2 million higher compared to RMB9.8 million in 1QFY2018. The increase was mainly due to increase in ticket sales income of Batai Mountain National Park. During 1QFY2018, the Group temporary halted its operation of Batai Mountain National Park due to certain application procedures for the facilities at the park found not in order and did not meet the compliance requirements in relation to the protection of the environment and community in the vicinity. The ticket sales income of Batai Mountain National Park was RMB 1.4 million higher in 1QFY2019 compared to same period last year.

**Selling expenses**

The Group recorded selling expenses of RMB17.1 million in 1QFY2019 which were RMB2.4 million higher compared to RMB14.7 million in 1QFY2018. The increase was mainly attributable to the sales commission to the agents and sales promotion expenses, which was in line with the increase in revenue.

**Administrative expenses**

The Group recorded administrative expenses of RMB15.2 million in 1QFY2019 which were RMB0.2 million higher compared to RMB15.0 million in 1QFY2018. Included in the administrative expenses were mainly salaries and related costs, travelling and transportation costs, and listing expenses.

**Other operating expenses**

The Group recorded other operating expenses of RMB9.3 million in 1QFY2019 which were RMB5.6 million higher compared to RMB3.7 million in 1QFY2018. These comprise the direct costs of the operation of Batai Mountain National Park and other taxes including urban construction tax and duties charged by the local government amounted to RMB4.1 million and RMB5.2 million, respectively.

**Finance costs**

The Group recorded finance costs of RMB0.6 million in 1QFY2019 (1QFY2018: Nil). The increase in finance costs were mainly due to an increase in loan for general operating purpose. The finance costs were not capitalized in properties under development.

**Income tax expense**

The Group recorded income tax expense of RMB26.3 million and land appreciation tax of RMB 8.1 million for 1QFY2019 (1QFY2018: Nil and RMB 1.8 million). Both income tax expense and land appreciation tax were attributable to the Group's Xilang project, Ming Yue Shui An.

**Profit for the period**

Net profit attributable to owners of the Company of RMB 45 million was recorded for 1Q2019, compared to a net loss attributable to owners of the Company of RMB11.0 million for 1Q2018. The increase was mainly due to increase in recognition of sales of properties as revenue after hand over of residential units of Ming Yue Shui An to customers and as a result of cost control policy for administration expenses.

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

**Review of the Group Financial Position as at 30 September 2018****Current assets**

As at 30 September 2018, the Group's current assets stood at RMB4,077.3 million, representing a slight decrease of RMB6.9 million compared to RMB4,084.2 million as at 30 June 2018.

The decrease was due to the net effect of (i) decrease in properties held under development by RMB292.2 million due to completed properties which were transferred to property held for sales in respect of the Group's Huadu project, Shan Qing Shui Xiu; (ii) increase in property held for sales by RMB199.6 million; (iii) increase in cash and bank balances of RMB45.5 million.

The loan receivable of RMB6.4 million was related to an interest bearing development loan made to Kaiping Qingshi Auto Parts Co., Limited ("Kaiping Qingshi"), which the Executive Director of the Company, Mr. Zhou Jiangtao holds an effective 30.6% equity interest. The purpose of the loan was to fund the initial re-development of a parcel of land in Kaiping City of Guangdong Province held by Kaiping Qingshi. It is the Group's intent to eventually participate in the redevelopment of the said land asset.

**Non-current assets**

As at 30 September 2018, the Group had non-current assets of RMB877.0 million, representing an increase of RMB34.9 million compared to RMB842.1 million as at 30 June 2018. The increase was mainly attributable to the balance payment of deposit of RMB35.0 million. The full refundable deposit of RMB120.0 million represented was made in relation for the possible acquisition of equity interest in a company that holds the development rights to a 32,566.64 sqm. land parcel in Huadu District of Guangzhou. The said transaction is awaiting approval from the relevant regulatory authorities to re-develop the land. The Company will make the appropriate announcement when the acquisition materializes.

**Current liabilities**

As at 30 September 2018, the Group's current liabilities stood at RMB3,277.9 million, representing an decrease of RMB105.4 million, compared to RMB3,383.3 million as at 30 June 2018.

The decrease in balance was due mainly to the net effect of (i) net decrease in accounts payable by RMB275.5 million; and (ii) increase in receipt in advance of RMB278.1 million from buyers of the Group's Huadu project, Shan Qing Shui Xiu.

**Non-current liabilities**

As at 30 September 2018, the Group's non-current liabilities stood at RMB721.6 million, representing an increase of RMB90.7 million, compared to RMB630.9 million as at 30 June 2018. The increase in balance was due to a new bank borrowing of RMB100 million.

**Total equity**

As at 30 September 2018, the Group's equity stood at RMB954.7 million, representing an increase of RMB42.7 million, compared to RMB912.0 million as at 30 June 2018. This was due mainly to the profit for the period under review.

**9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

Not applicable.

**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

The overall environment of the real estate market in China continued to tighten, with regulatory policies curbing irrational demands, long-term mechanism for the stable and healthy development of the property market being firmly promoted.

Transaction volume of new houses in key cities continued to shrink. First-tier and second-tier cities may experience fluctuations at a high-volume level and third-tier and fourth-tier cities may see decline in volume, however overall transaction value remain stable.<sup>1</sup>

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

1. *Source: National Bureau of Statistics of China released on 30 September 2018*

Details of the occupancy and take-up rates of the Group's major existing projects which had obtained pre-sale certificates as at 30 September 2018 are as follows:

	Shan Qing Shui Xiu (山清水秀)	Aqua Lake Grand City (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 available for sales	1,791	3,332	984	713	1,419	3,936
Total units handed over to buyers as of 30 September 2018	363	3,324	910	472	698	1,421
Percentage of handed over	20%	99.8%	93%	66%	49%	36%
Pre-sale units not handed over to buyers as at 30 September 2018						
- Residential unit	1,128	8	-	1	9	1,270
- Carpark unit	21	-	-	-	-	-
- Commercial unit	N/A	-	-	N/A	-	-
Pre-sale value received not handed over to buyers as at 30 September 2018	RMB846.2 million	RMB52.8 million	Nil	RMB2.1 million	RMB4.0 million	RMB624.9 million

## 11. Dividend

### (a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

None

### (b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

None

### (c) Date payable

N/A

### (d) Books closure date

N/A

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

No dividend has been declared or recommended for the first quarter results ended 30 September 2018.

## 13. Confirmation By Directors Pursuant to Rule 705(5) of the Listing Manual of SGX-ST.

We confirm that to the best of our knowledge, nothing has come to the attention of the Board of Directors of China Yuanbang Property Holdings Limited which may render the financial statements for 1QFY2019 to be false or misleading in any material aspect.

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

**Lin Yeju**  
**Non-Executive Chairman**

**Zhou Jiangtao**  
**Director**

**14. General mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii)**

The Company does not have an IPT mandate.

**15. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)**

The Company hereby confirms that it has procured undertakings from all the directors and executive offices under Rule 720(1).

BY ORDER OF THE BOARD

**Lin Yeju**  
**Non-Executive Chairman**

13 November 2018