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**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT FOR THE FIRST QUARTER ENDED 31 MARCH 2016 (“1Q2016”)**

**PART 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (“1Q”, “2Q”, “3Q” & “4Q”), HALF-YEAR (“HY”) AND FULL YEAR (“FY”) RESULTS**

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

*\*Please read the Consolidated Financial Statements in conjunction with the explanatory notes at the end of items 1(a)(i) and 1(b)(i)\**

**Group Statement of Comprehensive Income**

	Actual CFS (As defined herein)			Proforma CFS (As defined herein)		
	1Q2016	1Q2015	% Change	1Q2016	1Q2015	% Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
<b>Revenue</b>	16,782	10,934	53%	16,782	10,934	53%
<b>Cost of sales</b>	(9,589)	(4,626)	107%	(9,528)	(4,435)	115%
<b>Gross profit</b>	<b>7,193</b>	<b>6,308</b>	<b>14%</b>	<b>7,254</b>	<b>6,499</b>	<b>12%</b>
Other income	56,209	2,314	2329%	56,209	2,314	2329%
Selling and distribution expenses	(1,167)	(2,820)	(59%)	(1,167)	(2,820)	(59%)
Administrative expenses	(12,619)	(15,028)	(16%)	(12,563)	(14,972)	(16%)
Finance costs	(16,641)	(34,263)	(51%)	(16,641)	(34,263)	(51%)
<b>Profit(loss) before income tax</b>	<b>32,975</b>	<b>(43,489)</b>	<b>(176%)</b>	<b>33,092</b>	<b>(43,242)</b>	<b>(177%)</b>
Income tax expenses	(374)	(320)	17%	(403)	(382)	5%
<b>Net profit(loss) for the period</b>	<b>32,601</b>	<b>(43,809)</b>	<b>(174%)</b>	<b>32,689</b>	<b>(43,624)</b>	<b>(175%)</b>
<b>Other comprehensive income</b>						
Currency translation difference	(23,659)	16,061	(247%)	(23,659)	16,061	(247%)
<b>Total comprehensive profit(loss) for the period</b>	<b>8,942</b>	<b>(27,748)</b>	<b>(132%)</b>	<b>9,030</b>	<b>(27,563)</b>	<b>(133%)</b>
<b>Profit(loss) attributable to:</b>						
Equity holders of the Company	34,494	(35,235)	(198%)	34,582	(35,050)	(199%)
Minority interests	(1,893)	(8,574)	(78%)	(1,893)	(8,574)	(78%)
	<b>32,601</b>	<b>(43,809)</b>	<b>(174%)</b>	<b>32,689</b>	<b>(43,624)</b>	<b>(175%)</b>
<b>Total comprehensive profit(loss) attributable to:</b>						
Equity holders of the Company	10,835	(19,174)	(156%)	10,923	(18,989)	(158%)
Minority interests	(1,893)	(8,574)	(78%)	(1,893)	(8,574)	(78%)
	<b>8,942</b>	<b>(27,748)</b>	<b>(132%)</b>	<b>9,030</b>	<b>(27,563)</b>	<b>(133%)</b>



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

Explanatory Notes:

As a result of the restructuring exercise of our Company and its subsidiaries (the “**Group**”) (the “**Restructuring Exercise**”) for the purpose of the Company’s listing on the SGX-ST (the “**Invitation**”), common control over our operating subsidiaries in the People's Republic of China (“**PRC**”) by our shareholders prior to the Invitation could not be established from the start of 1 January 2006 due to changes in legal ownership of our operating subsidiaries.

Please refer to the section titled “*Restructuring Exercise*” in our Prospectus dated 31 March 2010 (the “**Prospectus**”) for more details on the Restructuring Exercise.

The application of the purchase method under the Singapore Financial Reporting Standards 103 (the “**SFRS 103**”) for the acquisition of the PRC subsidiaries by our Group requires, *inter alia*, the development properties and property held for sale by the respective PRC subsidiary to be recorded at fair value at the respective dates of acquisition by our Group.

As a result, our gross profits and earnings for the first quarter ended 31 March 2015 (“**1Q2015**”) and the first quarter ended 31 March 2016 (“**1Q2016**”), as well as future financial periods/years based on the Actual Consolidated Financial Statements (as defined in the Prospectus) would be lower than those that would be prepared under the Proforma Consolidated Financial Statements (as defined in the Prospectus).

Please refer to the risk factor titled “*Our gross profits and earnings for FY2009 and future financial periods/years based on the Actual Consolidated Financial Statements would be lower than those that would be prepared under the Proforma Consolidated Financial Statements mainly due to fair value adjustments to our future cost of property development sales in the Actual Consolidated Financial Statements as a result of application of Singapore Financial Reporting Standards 103 – Business Combinations (“SFRS 103”)*” in the Prospectus for more details.

Accordingly, besides the unaudited consolidated financial statements for 1Q2015 and 1Q2016 (the “**Actual Consolidated Financial Statements**” or “**Actual CFS**”), our Company had also prepared the proforma consolidated financial statements for 1Q2015 and 1Q2016 (the “**Proforma Consolidated Financial Statements**” or “**Proforma CFS**”) for illustrative purposes only, based on certain assumptions and after making certain adjustments to show what the financial results of our Group would have been, if it had been in place since 1 January 2006.

Notwithstanding the above, such notional accounting adjustments (the “**Notional Adjustment**”) have no bearing on the operating cash flow or the cash position of our Group.



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1(a)(ii) Profit before income tax is arrived at after charging/ (crediting):-

	Group Statement of Comprehensive Income					
	Actual CFS			Proforma CFS		
	1Q2016	1Q2015	% Change	1Q2016	1Q2015	% Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Depreciation	865	823	5%	809	767	5%
Amortisation	56	55	2%	56	55	2%
Interest expense	16,641	34,263	(51%)	16,641	34,263	(51%)
Interest income	(1,188)	(2,314)	(49%)	(1,188)	(2,314)	(49%)
Exchange (gain)loss	(54,983)		100%	(54,983)		100%



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1(b)(i) A balance sheet (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	
	Actual CFS		Proforma CFS		Actual CFS	
	31.3.2016 RMB'000	31.12.2015 RMB'000	31.3.2016 RMB'000	31.12.2015 RMB'000	31.3.2016 RMB'000	31.12.2015 RMB'000
<b>ASSETS</b>						
<b>Current assets</b>						
Cash and bank equivalents	88,668	177,424	88,668	177,424	38	37
Restricted cash and cash equivalents	414,499	401,751	414,499	401,751	-	-
Trade and other receivables	312,008	380,012	312,008	380,012	-	-
Amount due from related parties	7,508	7,064	7,508	7,064	-	-
Due from subsidiaries	-	-	-	-	635,181	610,154
Amount due from customers for contract work	590	590	590	590	-	-
Inventories	264	262	264	262	-	-
Property held for sales	461,577	459,610	452,380	450,413	-	-
Development properties	2,184,681	2,005,554	1,926,822	1,747,634	-	-
Prepaid land use right	223	223	223	223	-	-
Asset held for sales	35,000	35,000	35,000	35,000	-	-
Dividends receivable	-	-	-	-	22,481	21,572
<b>Total current assets</b>	<b>3,505,018</b>	<b>3,467,490</b>	<b>3,237,962</b>	<b>3,200,373</b>	<b>657,700</b>	<b>631,763</b>
<b>Non-current Assets</b>						
Prepaid land use right	4,531	4,587	4,531	4,587	-	-
Property, plant and equipment	22,687	22,838	19,640	19,735	-	-
Investment properties	2,451,913	2,441,955	2,451,913	2,441,955	-	-
Joint venture	22,329	17,462	22,329	17,462	-	-
Trade and other receivables	170,561	156,135	170,561	156,135	-	-
Investment in subsidiaries	-	-	-	-	1,815	1,815
Other investment	1,300	1,300	1,300	1,300	-	-
Deferred tax assets	10,223	10,223	10,223	10,223	-	-
Goodwill	4,192	4,192	4,192	4,192	-	-
<b>Total non-current assets</b>	<b>2,687,736</b>	<b>2,658,692</b>	<b>2,684,689</b>	<b>2,655,589</b>	<b>1,815</b>	<b>1,815</b>
<b>Total assets</b>	<b>6,192,754</b>	<b>6,126,182</b>	<b>5,922,651</b>	<b>5,855,962</b>	<b>659,515</b>	<b>633,578</b>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>						
<b>Current liabilities</b>						
Bank and other loans	1,365,359	1,356,615	1,365,359	1,356,615	-	-
Trade and other payables	1,274,827	1,239,120	1,274,827	1,239,120	723	694
Long term payable-current portion	22,297	22,297	22,297	22,297	-	-
Amount due to related parties	39,086	36,887	39,086	36,887	-	-
Due to subsidiaries	-	-	-	-	49,962	47,500
Tax payables	79,643	78,623	79,643	78,623	-	-
<b>Total current liabilities</b>	<b>2,781,212</b>	<b>2,733,542</b>	<b>2,781,212</b>	<b>2,733,542</b>	<b>50,685</b>	<b>48,194</b>
<b>Non-current liabilities</b>						
Bank and other loans	1,349,561	1,339,036	1,349,561	1,339,036	-	-
Long term payable	155,822	156,158	155,822	156,158	-	-
Deferred tax liabilities	399,010	399,239	332,844	333,044	-	-
<b>Total non-current liabilities</b>	<b>1,904,393</b>	<b>1,894,433</b>	<b>1,838,227</b>	<b>1,828,238</b>	<b>-</b>	<b>-</b>
<b>Shareholders' equity</b>	<b>1,507,149</b>	<b>1,498,207</b>	<b>1,303,212</b>	<b>1,294,182</b>	<b>608,830</b>	<b>585,384</b>
<b>Total liabilities and Shareholders' equity</b>	<b>6,192,754</b>	<b>6,126,182</b>	<b>5,922,651</b>	<b>5,855,962</b>	<b>659,515</b>	<b>633,578</b>



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1(b)(i) *A balance sheet (for the issuer and group) together with a comparative statement as at the end of the immediately preceding financial year (continued).*

Explanatory Notes :

The main differences in the balance sheet between the Actual Consolidated Financial Statements and the unaudited Proforma Consolidated Financial Statements relate to (i) the recording of the attributed fair values of certain assets (such as property held for sales, and development properties as well as the associated tax effect on fair value these tangible assets) as at the respective dates of legal completion of the acquisitions of each PRC subsidiary as the book values of these assets in the Actual Consolidated Financial Statements, as compared with the unaudited Proforma Consolidated Financial Statements where the corresponding values of these assets were based on the historical purchase costs of the respective assets by the PRC subsidiaries; and (ii) the impact of the different comprehensive income statements between Actual Consolidated Financial Statements and the unaudited Proforma Consolidated Financial Statements as mentioned in the preceding section. Please refer to item 1(a)(i) Explanatory Notes for more details.

The Group reviewed and assessed the classification of the Group's investment in joint arrangements in accordance with the requirements of FRS 111. The Group concluded that investment in Jin Long Garden, which was classified as a jointly controlled operation under FRS 31 and was previously accounted using the equity method, should be accounted to recognise its assets (including its share of any assets jointly held), its liabilities (including its share of any liabilities incurred jointly), its revenue (including its share of revenue from the sale of the output by the joint operation) and its expenses (including its share of any expenses incurred jointly) (Details please refer to the Company's announcement dated on 2 April 2015).

The restatement do not have any effect on the Group's net assets and profit after tax as previously announced in the 1Q2014 Results Announcement.

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

	Group (Actual CFS)	
	31.3.2016	31.12.2015
	RMB'000	RMB'000
Amount repayable in one year on less, or on demand:-		
Secured (a)	1,347,080	1,333,336
Unsecured (b)	18,279	23,279
<b>Sub-total (1)</b>	<b>1,365,359</b>	<b>1,356,615</b>
Amount repayable after one year		
Secured (a)	1,349,561	1,339,036
<b>Sub-total (2)</b>	<b>1,349,561</b>	<b>1,339,036</b>
<b>Total debt (1)+(2)</b>	<b>2,714,920</b>	<b>2,695,651</b>



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1(b)(ii) *Aggregate amount of group's borrowings and debt securities (continued)*

**Bank loans**

- (a) Bank loans amounting to RMB14,239,000 (2015: RMB15,098,000) with an interest rate of 6.55% (2014: 6.55%) per annum are repayable from the second half year of 2015 to 2019 and were secured by certain investment properties and land use rights as well as guaranteed by certain directors of the Group. The current portion of these loans amounted to RMB3,571,000 (2015: RMB3,517,000) and are repayable in twelve (12) months, while the non-current portion of these loans amounted to RMB10,668,000 (2015: RMB11,581,000).

Bank loan amounting to RMB 209,350,000 (2015: RMB209,350,000) with an interest rate of 4.85% to 5.35% (2015: 5.35%) per annum, are repayable in 2016, secured by certain land use rights and property of the Group and restricted cash and cash equivalents of RMB 120,000,000.

Bank loan amounting to RMB100,000,000 (2015: RMB100,000,000) with an interest rate of 5% (2015: 7%) per annum, are repayable in 2016 or repayable upon demand and were secured by certain land use rights of the Group.

Bank loan amounting to RMB69,300,000 (2015: RMB69,300,000) with an interest rate of 6.72% to 7% (2015: 6.72% to 7%) per annum, are repayable in 2016, secured by land use rights and investment properties of the Group.

Bank loan amounting to RMB38,000,000 (2015: RMB38,000,000) with an interest rate of 7% (2015: 7%) per annum, are repayable in 2016, secured by land use rights and investment property of the Group, as well as guaranteed by one director of the Group.

Bank loan amounting to RMB85,000,000 (2015: RMB85,000,000) bears an interest rate of 7% (2015: 7%) per annum, are repayable in 2016, secured by land use rights of the Group, as well as guaranteed by one director of the Group.

Bank loan amounting to RMB25,000,000 (2015: RMB25,000,000) bears an interest rate of 7.04% (2015: 7.04%) per annum, are repayable in 2016, secured by investment property of the Group.

Bank loan amounting to RMB48,000,000 (2015: RMB24,000,000) bears an interest rate of 4.91%(2015: 8.5%) per annum, are repayable in 2016, secured by property held for sales and restricted cash and cash equivalents of RMB31,200,000, and guaranteed by other subsidiaries of the Group.

Bank loan amounting to RMB24,000,000 bears an interest rate of 8.5% per annum, are repayable in 2016, secured by property held for sales and restricted cash and cash equivalents of RMB7,200,000, and guaranteed by other subsidiaries of the Group.

Bank loan amounting to RMB207,912,000 (2015: RMB208,779,000) bears an interest rate of 3.16% to 3.25% (2015: 3.15% to 3.25%) per annum, are repayable in 2016, secured by restricted cash and cash equivalents of RMB213,000,000.

Bank loan amounting to RMB32,600,000 (2015: RMB32,600,000) bears an interest rate of 5.61% to 5.87% (2015: 5.61% to 5.87%) per annum, are repayable in 2016, secured by land use rights of the Group and restricted cash and cash equivalents of RMB4,000,000.



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1(b)(ii) *Aggregate amount of group's borrowings and debt securities (continued)*

Bank loan amounting to RMB50,000,000 (2015: RMB50,000,000) bears an interest rate of 5.87% (2015: 5.87%) per annum, are repayable in 2016, secured by investment property and restricted cash and cash equivalents of RMB15,000,000.

Bank loan amounting to RMB110,000,000 (2015: RMB80,000,000) bears an interest rate of 4.35 to 6.75% (2015: 6.75%) per annum, are repayable in 2016, secured by land use rights of the Group and restricted cash and cash equivalents of RMB30,000,000.

**Other loans(secured)**

(a) Loans raised together with a contractor for a total of RMB115,658,000 (2015: RMB116,574,000) with an interest rates ranging from 7% to prime rate, repayable within one (1) to ten (10) years, secured by certain land use rights and an investment property of the Group as well as guaranteed by a director of the Group. RMB90,459,000 (2014: RMB98,369,000) has been advanced to the Group. The loans are repayable on demand.

Other loan amounting to RMB60,000,000 (2015: RMB60,000,000) with an effective interest rate of approximately 15.80% (2015: 15.80%) per annum, repayable in 2016, secured by land use rights of the Group and guaranteed by a director of the Group.

Other loan amounting to RMB49,200,000 (2015: RMB49,200,000) with an effective interest rate of approximately 14.54% (2015: 14.54%) per annum, repayable in 2016, secured by property held for sales of the Group.

Other loan amounting to RMB384,000,000 (2015: RMB384,000,000) with an effective interest rate of approximately 12.70% (2015: 12.70%) per annum, repayable from 2016 to 2017, secured by land use rights and property under development of the Group. The current portion of these loans amounted to RMB54,940,000 (2015: RMB54,859,000) are repayable in twelve (12) months, while the non-current portion of these loans amounted to RMB329,060,000 (2015: RMB329,141,000).

Other loan amounting to RMB338,417,000 (2015: RMB324,736,000) with an effective interest rate of approximately 15% (2015: 15%) per annum, repayable in 2017, secured by a director of the Group and his shares in the Company (details please refer to our corporate announcement dated 8 April 2014).

Other loan amounting to RMB29,520,000 (2015: RMB29,520,000) with an effective interest rate of 24% (2015: 36%) per annum, are repayable in 2016, guaranteed by other subsidiary of the Group.

Other loan amounting to RMB192,636,000 (2015: RMB220,000,000) with an effective interest rate of approximately 14% per annum, repayable from the second half year of 2015 to 2018, secured by land use rights and investment property of the Group. The current portion of these loans amounted to RMB38,636,000 (2015: RMB66,000,000) are repayable in twelve (12) months, while the non-current portion of these loans amounted to RMB154,000,000 (2015: RMB154,000,000).

Other loan amounting to RMB45,592,000 (2015: RMB49,842,000) with an effective interest rate of 24% (2015: 24%) per annum, are repayable in 2016, guaranteed by other subsidiary of the Group.



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Other loan raised amounting to RMB517,416,000(2015: RMB519,578,000) with an effective interest rate of approximately 10% per annum, repayable in 2020, secured by other subsidiaries of the Group, as well as guaranteed by one director of the Group.

1(b)(ii) *Aggregate amount of group's borrowings and debt securities (continued)*

Other loans(unsecured)

(b) Other loan amounting to RMB18,279,000 (2015: RMB18,279,000) with an effective interest rate of 18% (2015: 18%) per annum, are repayable in 2016 and unsecured.

Other loan amounting to Nil (2015: RMB5,000,000) with an effective interest rate of 24% per annum, has been repaid in 2016 and unsecured.





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

	Group			
	Actual CFS		Proforma CFS	
	1Q2016	1Q2015	1Q2016	1Q2015
	RMB'000	RMB'000	RMB'000	RMB'000
<b>Cash flows from operating activities</b>				
Profit (loss) before tax	32,975	(43,489)	33,092	(43,242)
Adjustments for:				
Depreciation and amortisation	921	878	865	822
Interest expense	16,641	34,263	16,641	34,263
Interest income	(1,188)	(2,314)	(1,188)	(2,314)
Unrealized exchange gain	(54,983)	-	(54,983)	-
<b>Operating profit before working capital changes</b>	<b>(5,634)</b>	<b>(10,662)</b>	<b>(5,573)</b>	<b>(10,471)</b>
Trade and other receivables	66,288	(33,744)	66,288	(34,719)
Development properties	(130,052)	(99,880)	(130,113)	(98,905)
Property held for sales	(1,967)	814	(1,967)	623
Amount due from customers for contract work	-	38	-	38
Inventories	(2)	(5)	(2)	(5)
Trade and other payables	35,371	175,396	35,371	175,396
Amounts due to related parties	2,199	(17,965)	2,199	(17,965)
<b>Net cash (used in) from operations</b>	<b>(33,797)</b>	<b>13,992</b>	<b>(33,797)</b>	<b>13,992</b>
Interest paid	(46,197)	(26,171)	(46,197)	(26,171)
Interest received	1,188	2,314	1,188	2,314
Income taxes paid	(1,641)	(8,981)	(1,641)	(8,981)
<b>Net cash used in operating activities</b>	<b>(80,447)</b>	<b>(18,846)</b>	<b>(80,447)</b>	<b>(18,846)</b>
<b>Cash flows from investing activities</b>				
Addition in investment property	(243)	(774)	(243)	(774)
Disposal of other investment	-	500	-	500
Purchases of properties, plant and equipment	(714)	-	(714)	-
Advance to joint venture	(4,867)	-	(4,867)	-
<b>Net cash used in investing activities</b>	<b>(5,824)</b>	<b>(274)</b>	<b>(5,824)</b>	<b>(274)</b>
<b>Cash flows from financing activities</b>				
Amount due from related parties	(444)	3,508	(444)	3,508
Fixed deposit	(12,748)	14,791	(12,748)	14,791
Proceeds from bank and other loans	78,000	130,819	78,000	130,819
Repayment of bank and other loans	(69,383)	(162,143)	(69,383)	(162,143)
<b>Net cash used in financing activities</b>	<b>(4,575)</b>	<b>(13,025)</b>	<b>(4,575)</b>	<b>(13,025)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(90,846)</b>	<b>(32,145)</b>	<b>(90,846)</b>	<b>(32,145)</b>
<b>Effects of exchange rate changes on the balance of cash held in foreign currencies</b>	<b>2,090</b>	<b>(271)</b>	<b>2,090</b>	<b>(271)</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>177,424</b>	<b>140,322</b>	<b>177,424</b>	<b>140,322</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>88,668</b>	<b>107,906</b>	<b>88,668</b>	<b>107,906</b>

Explanatory Notes:

Notwithstanding the fair value adjustments to our cost of property development sales of our existing development properties during our Restructuring Exercise, such fair value adjustments do not affect our operating cash flows from existing development properties.



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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 - Actual CFS								
	Issued Capital RMB'000	Retained Earnings RMB'000	Translation Reserve RMB'000	Statutory Reserve RMB'000	Capital Reserve RMB'000	Revaluation Reserve RMB'000	Attributable to equity holders of the Company RMB'000	Non-Controlling Interests RMB'000	Total RMB'000
Balance as at 1 January 2015	909,831	400,165	17,254	23,887	396	17,788	1,369,321	232,387	1,601,708
Total comprehensive loss for the period	-	(35,235)	16,061	-	-	-	(19,174)	(8,574)	(27,748)
Balance as at 31 March 2015	909,831	364,930	33,315	23,887	396	17,788	1,350,147	223,813	1,573,960
Balance as at 1 January 2016	909,831	422,395	27,016	23,887	86,724	17,788	1,487,641	10,566	1,498,207
Total comprehensive loss for the period	-	34,494	(23,659)	-	-	-	10,835	(1,893)	8,942
Balance as at 31 March 2016	909,831	456,889	3,357	23,887	396	17,788	1,498,476	8,673	1,507,149

	Group - Proforma CFS									
	Issued Capital RMB'000	Retained Earnings RMB'000	Translation Reserve RMB'000	Proforma Reserve RMB'000	Statutory Reserve RMB'000	Capital Reserve RMB'000	Revaluation Reserve RMB'000	Attributable to equity holders of the Company RMB'000	Non-Controlling Interests RMB'000	Total RMB'000
Balance as at 1 January 2015	909,831	324,509	17,254	(148,414)	31,442	396	21,707	1,156,725	232,387	1,389,112
Total comprehensive loss for the period	-	(35,050)	16,061	-	-	-	-	(18,989)	(8,574)	(27,563)
Balance as at 31 March 2015	909,831	289,459	33,315	(148,414)	31,442	396	21,707	1,137,736	223,813	1,361,549
Balance as at 1 January 2016	909,831	355,310	27,016	(148,414)	31,442	86,724	21,707	1,283,616	10,566	1,294,182
Total comprehensive loss for the period	-	34,582	(23,659)	-	-	-	-	10,923	(1,893)	9,030
Balance as at 31 March 2016	909,831	389,892	3,357	(148,414)	31,442	86,724	21,707	1,294,539	8,673	1,303,212



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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.

	Company			
	Share capital RMB'000	Accumulated losses RMB'000	Translation reserve RMB'000	Total RMB'000
Balance as at 1 January 2015	909,831	(252,826)	(24,355)	632,650
Total comprehensive loss for the period	-	(1,058)	(25,264)	(26,322)
Balance as at 31 March 2015	909,831	(253,884)	(49,619)	606,328
Balance as at 1 January 2016	909,831	(286,847)	(37,600)	585,384
Total comprehensive loss for the period	-	(1,104)	24,550	23,446
Balance as at 31 March 2016	909,831	(287,951)	(13,050)	608,830

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 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.

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.

There are no treasury shares as at 31 December 2015 and 31 March 2016 respectively.

Number of ordinary shares and share capital of our Company as at the balance sheet dates:

	31.3.2016		31.12.2015	
	No of shares	S\$'000	No of shares	S\$'000
Issued and fully paid	1,125,000,000	143,750	1,125,000,000	143,750

Note: At the Extraordinary General Meeting held on 27 April 2016, the shareholders of the Company approved the consolidation of every fifteen (15) existing ordinary shares in the capital of the Company into one (1) ordinary share ("Share Consolidation"). The Share Consolidation was completed on 9 May 2016 when 1,125,000,000 existing ordinary shares were consolidated into 74,999,688 consolidated shares.

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.

Nil.



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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 Company's 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 has applied the same accounting policies and methods of computation in its unaudited financial statements for 1Q 2016 as those of the audited financial statements for the year ended 31 December 2015, as well as all the applicable Financial Reporting Standards ("FRS") which became effective for financial years beginning on or after 1 January 2016. The adoption of all new and revised FRSs has no material effect on the 1Q 2015 unaudited 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.*

Nil.

6. *Earnings per ordinary share (EPS) 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.*

RMB fens	GROUP			
	Actual CFS		Proforma CFS	
	1Q2016	1Q2015	1Q2016	1Q2015
<b>Profit(Loss) Per Share</b>				
(i) Basic (a)	3.07	(3.13)	3.07	(3.12)

(a) Earnings per share has been computed based on the ordinary shares capital of 1,125,000,000 shares ie: number of ordinary shares issued and paid-up, please refer to item 1(d)(iii).

7. *Net asset value (for the issue and group) per ordinary share based on issued share capital of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year.*

RMB fens	Group				Company	
	Actual CFS		Proforma CFS		Actual CFS	
	31.3.2016	31.12.2015	31.3.2016	31.12.2015	31.3.2016	31.12.2015
Net asset value per ordinary share based on issued share capital at end of financial year*	133.97	133.17	115.84	115.04	54.12	52.03

\* Net asset value per share has been computed based on the ordinary shares capital of 1,125,000,000 shares ie: number of ordinary shares issued and paid-up, please refer to item 1(d)(iii).



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8. *A review of 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 factor 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.*

**Key differences in the comprehensive income statement and balance sheet items of our Actual Consolidated Financial statements and our Proforma Consolidated Financial statements for 1Q 2016**

	Actual*	Proforma**	Difference
	1Q2016	1Q2016	***
	RMB'000	RMB'000	RMB'000
<u>Comprehensive income statement item</u>			
Cost of sales	(9,589)	(9,528)	(61)
Administrative expenses	(12,619)	(12,563)	(56)
Income tax expense	(374)	(403)	29
Profit for the period	32,601	32,689	(88)
<u>Balance sheet items</u>			
Property held for sales	461,577	452,380	9,197
Development properties	2,184,681	1,926,822	257,859
Property, plant and equipment	22,687	19,640	3,047
Deferred tax liabilities	399,010	332,844	66,166
Shareholders' equity	1,507,149	1,303,212	203,937

\* Based on the unaudited Actual Consolidated Financial Statements.

\*\* Based on the unaudited Proforma Consolidated Financial Statements.

\*\*\* Refer to Explanatory Notes 1(a)(i) and 1(b)(i).



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8. *A review of 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 (continued):*

**Review based on our unaudited Actual Consolidated Financial Statements**

**Income statement**

**Revenue**

Our Group's revenue increased by RMB5.8 million, or 53%, from RMB10.9 million in 1Q2015 to RMB16.8 million in 1Q2016. The increase was mainly attributed to the increase in revenue from our property development sales by RMB8.2 million, from RMB3.0 million in 1Q2015 to RMB11.2 million in 1Q2016. The increase in revenue from the property development sales was mainly due to a higher GFA sold and recognized and a higher average selling price ("ASP") per square metre ("sqm") achieved in 1Q2016 compared with the previous corresponding period. The GFA sold and recognised in 1Q2015 and 1Q2016 was 470 sqm and 1,160 sqm respectively, and the ASP per sqm had increased from approximately RMB7,300 per sqm in 1Q2015 to approximately RMB9,500 per sqm in 1Q2016. There was no revenue of villa recognized in 1Q2015 and 1Q2016, which with higher ASP per sqm, and this caused the lower total ASP per sqm. Besides, there is about RMB505.4 million of advance from customers for pre-sales of properties that did not meet sales recognition criteria on 31 March 2016.

The increase in revenue was partially offset by a decrease in property management service income and property rental income of RMB2.4 million, mainly due to the decrease in property rental income from our investment property as the disposal of Shishan land together with the properties built on the land in July 2015.

revenue contribution from construction contracts of RMB3.0 million, which was mainly due to the decrease in revenue from construction contracts work done for Jin Long Garden, our jointly controlled construction operations, as the construction contracts has been settled in February 2014.

In addition, there was no significant change in revenue contribution from construction contracts.

**Cost of Sales and Gross Profit**

Our cost of sales is increased by RMB5.0 million, or 115%, from RMB4.6 million in 1Q2015 to RMB9.6 million in 1Q2016. This was mainly caused by an increase in cost of property development sales by RMB4.2 million, which was fairly in line with the increase of GFA recognized.



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8. *A review of 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 (continued):*

Included in the 1Q2016 cost of property development sales of our Unaudited Actual Consolidated Financial Statements, was a fair value adjustment which increased the cost of property development sales by RMB0.06 million. The fair value adjustment to the cost of property development sales was mainly due to the application SFRS 103 for the acquisition of the PRC subsidiaries by our Group where, *inter alia*, the development properties and property held for sale held by the respective PRC subsidiary would need to be recorded at fair value at the respective dates of acquisition, which is higher than the historical costs. Accordingly, this resulted in a corresponding fair value adjustment to the cost of property development sales when the Group recorded sales for their sold properties during 1Q2016.

The quantum of the total fair value adjustments to our cost of property development sales over time would be limited to the aggregate of the excess of attributed fair values of these properties over the corresponding historical book values at the time of acquisition of approximately RMB488.7 million (excluding the offset against estimated deferred tax liability adjustment of approximately RMB122.2 million). As the cumulative fair value adjustments to our cost of property development sales amounted to RMB228.7 million as at end of 1Q2016, the aggregate of remaining fair value adjustments to our future cost of property development sales in the Actual Consolidated Financial Statements will only be up to RMB260.0 million **(excluding the offset against estimated deferred tax liability adjustment of approximately RMB65.0 million, which will result in net future fair value adjustments of approximately RMB195.0 million only)**.

In terms of gross profit margin, our overall gross profit margin decreased from 58% in 1Q2015 to 43% in 1Q2016, as a result of decrease proportion of property rental income in total revenue, with a higher gross profit margin.

With the exclusion of the non-cash fair value adjustment on the cost of property development sales due to the application of SFRS 103 (the **“SFRS 103 Adjustment”**), the Proforma gross profit margins attained are at 43% and 59% in 1Q2016 and 1Q2015.

#### **Other Income**

Other operating income, which mainly included interest income, foreign exchange gain and miscellaneous income, and the majority of which is surcharge income from property management services.

Other income increased by RMB53.9 million or approximately 2329% from RMB2.3 million in 1Q2015 to RMB56.2 million in 1Q2016, which was mainly caused by an increase of RMB55.0 million of foreign exchange gain due to the appreciation of Malaysia Ringgit against US dollar as our Group had invested in Malaysia projects financed from overseas facilities in US dollar. The increase was partially offset by a decrease of interest income caused by a lower interest rate in 1Q2016 compared with the previous corresponding period.



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8. *A review of 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 (continued) :*

#### **Selling and Distribution Expenses**

Selling expenses primarily included staff cost, advertising and promotion expenses, sales commissions, sales offices rental expenses and maintenance costs.

The selling and distribution expenses decreased by RMB1.7 million in 1Q2016 as compared with the respective periods of last year. The higher selling and distribution expenses in 1Q2015 were due mainly to the expenses incurred for the marketing efforts for the Phase 3 of Shanshui Longpan (a property development project located at No. 87 North Area, Foshan Household Appliances Industry Base of the National Torch Program, Baini Town, Sanshui District, Foshan City) and commercial units of Sihui City Mall (a property development project located at Sihui Avenue, Dongcheng, Sihui City).

#### **Administrative Expenses**

Administrative expenses comprise various expenses such as salaries and staff-related expenses of general administrative staff, utilities, depreciation charges for building and office equipment, telecommunication expenses, entertainment expenses, professional fees, travelling expenses, foreign exchange loss and other general office overheads expenses..

Administrative expenses decreased by RMB2.4 million or 16% from RMB15.0 million in 1Q2015 to RMB12.6 million in 1Q2016, mainly attributable to a decrease of foreign exchange loss as the appreciation of Singapore dollar against RMB.

#### **Finance Costs**

Finance cost, net of capitalised interest, recorded a decrease of RMB17.6 million in 1Q2016 compared to 1Q2015 mainly due to the decrease finance cost caused by a lower interest rate in 1Q2016 as the people's bank of China had cut interest rates in FY2015 for five times and the decrease of average working capital loan balance (refer to Paragraph 1(b)ii).

#### **Amortisation**

Amortisation relates to the amortisation of prepaid land use rights for our corporate office since 4Q2009. The amortisation is based on 40 years rights of use of the land.

#### **Depreciation**

Depreciation relates to the depreciation charge on our properties, plant and equipment.

Depreciation increased by RMB0.04 million in 1Q2016, which is almost equivalent as to last period.





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8. *A review of 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 (continued):*

#### **Income Tax Expenses**

Income tax includes statutory enterprise income tax and land appreciation tax (“LAT”). Income tax increased by RMB0.05 million or 17% in 1Q2016 as compared with 1Q2015. The higher income tax expenses in 1Q2016 were mainly due to increase of provision of LAT and statutory enterprise income tax for property development sales, in line with a higher GFA recognized as aforesaid.

The Proforma CFS has a higher income tax expense compared to the Actual CFS, and was mainly due to the estimated deferred tax liability adjustment on the pertained fair value Notional Adjustment to the cost of property development (please refer to Paragraph 8 – Cost of Sales).

#### **Net Profit (Loss)**

With the above, we incurred a net profit of RMB32.6 million in 1Q2016, compared to a net loss of RMB43.8 million in 1Q2015. The Proforma CFS, which excludes the Notional Adjustment effects with a better comparability of the Group's performance, has presented a net profit of RMB32.7 million in 1Q2016 and net loss of RMB43.6 million in 1Q2015 respectively.



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8. *A review of 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 (continued):*

### **Statement of Financial Position**

#### **Current Assets**

Current assets comprise mainly development properties, properties held for sale, cash and bank balances, trade and other receivables and amount due from customers for contract works. Our current assets as at the end of FY2015 and 1Q2016 amounted to approximately RMB3,467.5 million and RMB3,505.0 million respectively.

The largest component of our current assets was development properties, which amounted to approximately RMB2,005.6 million and RMB2,184.7 million as at the end of FY2015 and 1Q2016 respectively. Development properties, which include the cost of land, interest capitalised, and related costs, accounted for approximately 58% and 62% of our current assets as at the end of FY2015 and 1Q2016 respectively. The RMB179.1 million or 9% increase in development properties was mainly due to the increase of cost of land for Malaysia imbi land and development costs for the Sihui City Mall project and the high rise and phase(ii) villas of Shanshui Longpan project which have been launched for pre-sale in November 2015.

Properties held for sales amounted to RMB459.6 million and RMB461.6 million as at the end of FY2015 and 1Q2016 respectively, which include properties of Jiangnan Mingju Phases 5 and 6, and Phase 1, Phase 1 (ii) Villas and phase 3 high-rise of Shanshui Longpan and part of Sihui City Mall.

The Group's cash and bank balances as at 31 March 2016 decreased by RMB88.7 million or 50% to RMB88.7 million as compared with 31 December 2015, which was primarily attributable to the net cash used in operating activities of RMB80.4 million, and net cash used in investing activities of RMB5.8 million and financing activities of RM4.6 million in 1Q2016 respectively.

In addition, restricted cash stood at RMB414.5 million and RMB401.8 million as at end of 1Q2016 and FY2015 respectively. The increase was due to increase of RMB54.0 million pledged for bank loan, partially offset by payment of RMB41.3 million security deposit for the development of properties.

Trade and other receivables stood at approximately RMB536.1 million and RMB482.6 million at the end of FY2015 and 1Q2016 respectively. The decreases of RMB53.5 million in trade and other receivables were mainly due to collection the balance of consideration for property sales of RMB68.0 million, partially offset by addition of RMB14.5 million for the acquisition of 5 parcels of land of Malaysia Plaza Rakyat Project. RMB170.6 million has been presented as non-current assets as the deposit or prepayment will be refunded or recovered above one year.

Amount due from customers for contract works stood at both RMB0.6 million as at end of FY2015 and 1Q2016 respectively. These amounts pertain to construction contracts that have yet to be billed to our construction contract customers.



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8. *A review of 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 (continued) :*

#### **Non-current assets**

Non-current assets comprised mainly investment properties, joint venture, plant and equipment. As at the end of FY2015 and 1Q2016, our non-current assets had an aggregate net book value of approximately RMB2,658.9 million and RMB2,687.7 million respectively.

The investment properties are held to earn rental income and/or for capital appreciation. Our investment properties comprised mainly our Debao Hotel Complex together with the adjacent land and underground car parks, commercial premises located in Debao Garden and Jiangnan Mingju, car parks located in Debao Garden, and plant, equipment and land use rights in Danzao, Shanshui Longpan Hotel buildings, phase 3 club of Shanshui Longpan, office building and car parks located at Liaoyuan Road, Tianjin Boulevard buildings and Sihui City Mall. The net book value of our investment properties was approximately RMB2,442.0 million and RMB2,451.9 million as at the end of FY2015 and 1Q2016, which accounted for approximately 92% and 91% of our non-current assets as at the end of FY2015 and 1Q2016 respectively. The increase of RMB9.9 million in the investment properties was office building and car parks located at Liaoyuan Road of RMB9.7 million transferred from development properties, and the redevelopment expenditure of Tianjin Boulevard project.

The prepaid land use right, and property, plant and equipment decreased by RMB0.2 million was mainly due to amortisation/depreciation charge of RMB0.9 million for 1Q2016, which was partially offset by purchase of office equipments and vehicle.

The joint venture represents the Group's proportionate contribution to purchase of lands for the joint venture.

#### **Current liabilities**

Trade and other payables, which mainly comprised of amounts payable to contractors and suppliers and advance receipts from property development sales, stood at approximately RMB1,239.1 million and RMB1,274.8 million at the end of FY2015 and 1Q2016 respectively. The increase of RMB35.7 million in trade and other payables was mainly due to (a) addition of RMB71.3 million from customers for pre-sales of properties that did not meet sales recognition criteria; and (b) a decrease of RMB35.6 million in account payables to contractors by property development and construction subsidiaries in line with the progress of the projects, such as Shanshui Longpan and Sihui City Project.

#### **Bank and Other Loans**

Please refer to item 1(b)(ii).



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8. *A review of 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 (continued):*

#### **Shareholders' equity**

Equity is comprised of share capital, translation reserve, non-controlling interest and retained earnings. The non-controlling interest pertains to 32% shareholding held by the minority interest in a PRC subsidiary, Guangxi Hezhou Deneng Mining Co., Ltd, and 42.2% shareholding held by the minority interest in a PRC subsidiary, Tianjin Hotel Street Co, Ltd.

At the end of FY2015 and 1Q2016, shareholders' equity amounted to RMB1,498.2 million and RMB1,507.1 million respectively. The increase in equity was mainly due to the profit incurred in the current period.

#### **Cash flow statement**

Our Group has a net cash outflow from operating activities of RMB80.4 million during 1Q2016, which comprised of operating cash outflows before movements in working capital of RMB5.6 million, adjusted for net working capital used from operations of RMB28.2 million and net of finance cost and interest received as well as income tax paid of RMB46.2 million and RMB0.4 million respectively. The net working capital outflows were mainly due to the increase in development properties as explained above, partially offset by increase in trade and other payables and decrease in trade and other receivables (also as explained above) during the current reporting period.

The net cash outflows from investing activities of RMB5.8 million mainly pertained to the addition of investment properties, office equipments and vehicle and prepayment to joint venture in Malaysia in 1Q2016.

The Group recorded a net cash outflow from financing activities of RMB4.6 million during 1Q2016. This was mainly due to repayment of RMB69.4 million bank and other loans and the addition of RMB12.7 million pledged cash, partially offset by new loans raised of RMB78.0 million.

With the above, the Group has a net decrease in cash and cash equivalents of RMB90.8 million for 1Q2016.

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 the general prospect commentary previously disclosed to shareholders in the results announcement for the full year ended 31 December 2015.



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- 10(a). *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.*

### **Market Outlook**

Despite tight macro control policies, we have observed that transacted property average selling prices per sqm in Foshan has been a slight increase of 6.84% during the current reporting period, from RMB8,143 per sqm<sup>(1)</sup> in 1Q2015 to RMB8,700 per sqm<sup>(1)</sup> in 1Q2016 to RMB8,700 per sqm<sup>(1)</sup> in 1Q2016. Moreover, transaction volumes have increased from 1.6032 million<sup>(1)</sup> in 1Q2015 to 1.8447 million<sup>(1)</sup> in 1Q2016, an increase of approximately 15.06%.

### **Project Updates**

As at 31 March 2016, the Group has five development projects with a gross floor area (“GFA”) of approximately 1.91 million sqm under development and approximately 0.5 million sqm of land held for future development, including four projects located at Kuala Lumpur in Malaysia, Project Kuchai Lama, Project Cheras Mahkota, Imbi Land and Project Plaza Rakyat. These are expected to be separately completed in various phases up to 2022, providing us with secure and visible business growth opportunities in the foreseeable future. In relation to commercial projects, apart from Sihui City Mall—a residential and shopping mall development project, the Group has a redevelopment project (hotel and shopping mall) in Tianjin Heping District, Nanshi Hotels Street (天津市和平区南市旅馆街)-Tianjin Boulevard. At the same time, the Group will continue to source for quality and commercially viable new land reserves both in China and overseas, including retail mall development, redevelopment of industrial land as well as tourism development projects.

#### **Shanshui Longpan, Phase 1 and Phase 1(ii) villas**

The Shanshui Longpan, Phase 1 and Phase 1(ii) villas have a saleable GFA of approximately 69,900 sqm (*revised*) and 36,300 sqm (*revised*) respectively, of which approximately 69,900 sqm and 36,300 sqm have been launched for pre-sales as at 31 March 2016. Starting from October 2011, the Group has handed over those completed units of Phase 1 villas to the buyers in batches. We have also commenced the handover of the Phase 1(ii) villas in batches since October 2012.

#### **Shanshui Longpan, Phase 2(i) Villas**

Phase 2(i) Villas of Shanshui Longpan, have a GFA of approximately 42,400 sqm, of which approximately 19,946 sqm have been launched for pre-sales and approximately 11,458 sqm have contracted intention to purchase as at 31 March 2016.

#### **Shanshui Longpan, Phase 3 high rise Flats No.1-10**

Phase 3 high rise of Shanshui Longpan, the construction works of which started since March 2013, have a GFA of approximately 710,000 (*revised*) sqm, of which approximately 80,000 sqm have been launched for pre-sales and approximately 57,075 sqm have contracted intention to purchase as at 31 March 2016.



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10(b). *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 (continued).*

### **Sihui City Mall**

Sihui City Mall have a GFA of approximately 155,100 (revised) sqm, of which approximately 133,863 sqm have been launched for pre-sales and approximately 31,751 sqm have contracted intention to purchase as at 31 March 2016.

### **Jin Long Garden – South Zone (Phase 2)**

The total saleable GFA of Jin Long Garden – South Zone (Phase 2) is approximately 83,700 sqm (revised), of which approximately 83,700 sqm have been launched for pre-sales (in stages) as at 30 June 2015 and some of those completed units have been handed over to the buyers since early July 2012.

The accumulated sales/pre-sales<sup>(2)</sup> status of our projects as at 31 March 2016 are as follows :

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m – RMB	Estimated Percentage of Completion
Shanshui Longpan Phase 1 Villas	741,817	52,598	14,104	99%-100%
Shanshui Longpan Phase 1(ii) Villas	268,622	16,235	16,546	100%
Jin Long Garden – South Zone	799,371	78,594	10,171	100%
Jiangnan Minju Phases 5 and 6	986,214	144,895	6,806	100%
Shanshui Longpan Phase 3 High Rises Flats No.1-10	279,159	57,075	4,891	90%
Sihui City Mall	235,931	31,751	7,431	97%
Shanshui Longpan Phase 2(i) Villas	80,918	11,458	7,062	70%
<b>Total</b>	<b>3,392,032</b>	<b>392,606</b>	<b>8,640</b>	<b>NA</b>



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- 10(b). *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 (continued).*

The sales/pre-sales(2) of our projects for 1Q2016 are as follows:

Projects	Sales/Pre-sales Value - RMB'000	Sales/Pre-sales GFA - Sq m	Approximate ASP/Sq m – RMB	Estimated Percentage of Completion
Shanshui Longpan Phase 1 Villas	-	-	-	99%-100%
Shanshui Longpan Phase 1(ii) Villas	17,665	1,160	15,231	100%
Jin Long Garden – South Zone	1,343	121	7,062	100%
Jiangnan Minju Phases 5 and 6	872	89	9,844	100%
Shanshui Longpan Phase 3 High Rises Flats No.1-10	12,097	2,856	4,235	90%
Sihui City Mall	24,050	3,160	7,611	96%
Shanshui Longpan Phase 2(i) Villas	25,132	3,625	6,933	70%
<b>Total</b>	<b>81,159</b>	<b>11,010</b>	<b>7,371</b>	<b>NA</b>

Pursuant to the effect of INT FRS 115, the sales for Jiangnan Minju Phases 5 and 6, and Shanshui Longpan Phase 1 and 1(ii) villas and parts of Phase 3 High Rises in 2015 have been recognised as revenue in the current reporting periods. The accumulated sales for Jin Long Garden – South Zone (Phase 2) (a 55% joint-ventured project) have also been recognised in 2015 when handed over.

Barring unforeseen circumstances, the Board of Directors is cautiously optimistic of the Group's performance in 2016, based on the continual sales activities of Shanshui Longpan, Jin Long Garden South Zone (Phase 2), Jiangnan Mingju Phases 5 and 6 and Sihui City Mall.

(1) Source from Bureau of Housing and Urban-Rural Development of Foshan (<http://www.fsjm.gov.cn/spfcs/sjji/>)

(2) Sales/pre-sales with certainty on receipt of purchase consideration, including those not ready for handover or key collection

## 11. Dividend

- (a) *Current Financial Period Reported on*

None.

- (b) *Corresponding Period of the Immediately Preceding Financial Year*

None.

- (c) *Date payable*

Not applicable.

- (d) *Books closure date*

Not applicable.



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

Not applicable.

13. *Interested Person Transactions*

<b>Name of interested person</b>	<b>Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) 1Q2016</b>	<b>Aggregate value of all interest person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transaction less than S\$100,000) 1Q2016</b>
Zhong Yu Xin <sup>(1)</sup>	S\$ 193,806 <sup>(2)</sup>	-

Notes:

(1) *Mr Zhong Yu Xin is the brother of our Executive Director, Mr Zhong Yu Zhao.*

(2) *Lease of Debao Hotel.*

BY ORDER OF THE BOARD

Yuan Le Sheng  
Executive Chairman and CEO  
12 May 2016





DEBAO PROPERTY  
DEVELOPMENT LTD.  
德宝房地产开发有限公司



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***Confirmation by the Board***

We, Yuan Le Sheng and Zhang Mao, being Directors of the Company, do hereby confirm, on behalf of the Board of Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Management and Board of Directors which may render the three months ended 31 March 2016 results to be false or misleading in any material respect.

***On behalf of the Board of Directors***

Yuan Le Sheng  
Executive Chairman and CEO

Zhang Mao  
Executive Director

12 May 2016