



MEDIA RELEASE
For Immediate Release

China Yuanbang's net profit increases 49% to RMB143.7million on RMB 1.3 billion revenue for full year ended 30 June 2014

Highlights

- Pipeline of over RMB1.04 billion projects to be handed over
- Net Asset Value of RMB1.13 billion as at 30 June 2014
- Proposes final dividend at RMB1.0 cent per share

Financial Period ended 30 June	FY2014 (RMB'm)	FY2013 (RMB'm)	Change
Revenue	1,328.3	867.5	▲53%
Gross Profit	399.0	291.2	▲37%
Profit Before Tax (PBT)	339.5	210.7	▲61%
Net Profit after tax attributable to equity holders (PATMI)	143.7	96.3	▲49%
Earnings Per Share (RMB cents)	21.30	14.70	▲45%

SINGAPORE, 26 August 2014 – MAINBOARD-LISTED **China Yuanbang Property Holdings Limited** ("Yuanbang" or "The Group") (元邦房地产控股有限公司) has recorded a robust revenue growth of 53% at RMB1.3 billion (equivalent to S\$270.0 million) in its Group revenue for the financial year ended 30 June 2014 ("FY2014"), compared to RMB867.5 million in the previous corresponding period ("FY2013"). Net profit attributable to equity holders of the Group has increased by 49% to RMB143.7 million (equivalent to S\$29.2 million) in FY2014 from RMB96.3 million in FY2013.

The Board of Directors is pleased to recommend a one-tier tax-exempt final dividend of RMB 1.0 cent per share to be approved by shareholders at the forthcoming annual general meeting to be held in October 2014.

Mr. Chen Jianfeng (陈建锋), the Executive Chairman, commented: ***“We are pleased to announce the robust growth in both our revenue and net profit over the past year. We remain optimistic of our sustained strong performance despite the impact of the cooling property measures. The successful handover of our major projects have augmented our financial performance which will be sustained by the ongoing revenue recognition of the pre-sales of our five major developmental projects from the fourth quarter of financial year 2014 onwards.”***

The Group’s revenue for the year ended 30 June 2014 was mainly derived from the sale of three development projects which are Phase II Aqua Lake Project (namely Aqua Lake Grand City (绿湖豪城)) in Nanchang City; as well as Huadu Project Phases I and II (namely Shan Qing Shui Xiu (山清水秀)) and Jinshazhou Project (namely Ming Yue Jin An (明月金岸)) in Guangzhou City.

Gross profit increased by RMB107.8 million to RMB399.0 million for FY2014 compared to RMB291.2 million in FY2013. The increase in gross profit was due mainly to more residential and commercial units handed over under Phase II of Aqua Lake Grand City during the year.

Net profit attributable to equity holders of the Group is boosted by a gain of RMB96.2 million arising from fair value adjustments on the Group’s investment properties in FY2014 compared to RMB68.2 million in FY2013 based on the valuation carried out by Jones Lang LaSalle Corporate Appraisal and Advisory Limited on 22 August 2014. The gain was mainly due to the improvement in real estate prices in certain cities of the PRC.

The Group recorded other income and gains of RMB21.1 million for FY2014 which was RMB9.7 million higher compared to RMB11.4 million in FY2013. The increase was mainly due to an increase in rental income from the commercial units in Wenchang Project, as more units were rented out with a higher rental rate compared to the last financial year.

As a result of the overall increase, the Group’s net profit attributable to shareholders increased by 49% to RMB143.7 million in FY2014 from RMB96.3 million in FY2013.

Financial Position Highlights

The Group's financial position continues to remain robust, backed by RMB1,126.0 million of net assets as at 30 June 2014. This represents an increase of RMB235.6 million, compared to RMB890.4 million as at 30 June 2013. This translates to a 20.8% increase in net asset value per share to RMB116.0 cents (equivalent to 23.6 Singapore cents) compared to RMB96.0 cents recorded at 30 June 2013.

Cash and bank balances totaled RMB290.0 million as at 30 June 2014, compared to RMB469.3 million as at 30 June 2013.

Market capitalisation was S\$83.3 million based on the closing share price of 12 Singapore cents as at 26 August 2014.

Business Outlook

The Group is on schedule for its construction work in progress. Details of the occupancy and take-up rates of the Group five existing projects with pre-sale certificates as at 30 June 2014 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 30 June 2014	233	930	423	341	-
Percentage of handed over	57%	93%	98%	84%	-
Pre-sale value not handed over to buyers as at 30 June 2014	RMB255.6 million	RMB267.1 million	RMB5.7 million	RMB64.4 million	RMB434.4 million

In addition to the above five projects, the Group is in the process of planning and constructing 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.

The business outlook for the property sector in China remains challenging in the short term due to the government's property cooling measures. Property investments and housing sales continue to slow down in major cities and across the country. Tighter financial and credit environment have also kept the property market weak, as Chinese banks have become more cautious on extending property-related loans.

However, the Group remains positive about the longer term prospects despite the government's continued cooling measures. On a macro economic level, the China's economy is growing and levelling well. The 2013 GDP growth rate of 7.7% in China, though is well below the average of the last decade, is still above the 7.2% floor set by Premier Li Keqiang in November 2013.

National policies like urbanisation and easing of one-child policy will provide the impetus for housing demand. The approval of China's long-awaited plan to move more people to cities in a bid to boost economic growth would translate into a population shift of about 100 million from rural to urban over the next few years.

This press release should be read in conjunction with the full SGX announcement released by China Yuanbang dated 26 August 2014. A copy of the announcement is available on www.sgx.com.

About China Yuanbang

China Yuanbang Property Holdings Limited (元邦房地产控股有限公司) is a premium Guangzhou-based property developer which focuses on the development of quality residential and commercial properties for the middle to upper-middle income market segments.

The Group has completed three property developments, namely the “Yuanbang Gardens”, “Yuanbang Aviation Homeland” and “Yuanbang Mingyue Gardens”, with an aggregate Gross Floor Area (GFA) of approximately 217,368 sq m. The Group’s properties held under development include “Aqua Lake Grand City” (綠湖豪城) in Nanchang City, “Ming Yue Xing Hui” (明月星輝), “Shan Qing Shui Xiu” (山清水秀), “Ming Yue Jin An” (明月金岸) and “Ming Yue Shui An” (明月水岸) in Guangzhou City, “Hou De Zai Wu” (厚德載物) in Tonghua City, “Ren Jie Di Ling” (人杰地靈) in Rushan City, “Batai Mountain Project” in Wanyuan City and “Huizhou Project” in Huizhou City with an aggregate GFA of approximately 2,269,130 sq m.

Driven by operational excellence and quality development, the Group has been awarded the “2005 China Real Estate Golden Tripod Award — China Quality Real Estate of the Year”, “The PRC Quality Property Development Award” in 2006 and “China Quality Construction Silver Award” in 2007, “2008 Top 10 Enterprises of Nanchang Commodity Housing Sales”, “2008–09 Most Influential Development Project in Jiangxi”, “2009 China Real Estate Golden Tripod Award”, “2009 China Real Estate Golden Building Award”, “2010 Top 10 Brand of Guangzhou Property”, “2011 Most Price/Performance Ratio Property in Jingxi”, “10 High-end Real Estate Award — Shan Qing Shui Xiu”, “Guangzhou Gold Medal Units Award — Ming Yue Jin An” and “Guangzhou Top 10 Livable Units Award — Ming Yue Shui An” in 2012. During 2013, the Group has been awarded the “Guangzhou Gold Medal Units Award — Ming Yue Shui An”.

The Group is listed on the Mainboard of the Singapore Exchange Securities Trading Limited on 9 May 2007.

Website: <http://www.yuanbang.com>

Issued on behalf of **China Yuanbang Property Holdings Limited** by Waterbrooks Consultants Pte Ltd

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