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**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT FOR THE FOURTH QUARTER AND YEAR ENDED 31 DECEMBER 2018 (“4Q2018 and FY2018”)**

**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)\**

**ACTUAL CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Actual CFS (As defined herein)					
	4Q2018	4Q2017	% Change	FY2018	FY2017	% Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Revenue	34,900	58,197	(40%)	120,054	298,253	(60%)
Cost of sales	(27,756)	(40,534)	(32%)	(90,016)	(282,683)	(68%)
<b>Gross profit</b>	<b>7,144</b>	<b>17,663</b>	<b>(60%)</b>	<b>30,038</b>	<b>15,570</b>	<b>93%</b>
Other (loss)/income	2,294	141,399	(98%)	(29,612)	285,165	NM*
Selling and distribution expenses	(1,677)	131	NM*	(3,663)	(6,295)	(42%)
Administrative and other expenses	(19,952)	(28,304)	(30%)	(67,775)	(58,803)	15%
Finance costs	(36,978)	(130,882)	(72%)	(90,998)	(180,636)	(50%)
<b>(Loss)/Profit before income tax</b>	<b>(49,169)</b>	<b>7</b>	<b>NM*</b>	<b>(162,010)</b>	<b>55,001</b>	<b>NM*</b>
Income tax expenses	(275)	(35,300)	(99%)	(446)	(35,706)	(99%)
<b>Net (loss)/profit for the period</b>	<b>(49,444)</b>	<b>(35,293)</b>	<b>40%</b>	<b>(162,456)</b>	<b>19,295</b>	<b>NM*</b>
<b>Other comprehensive (loss)/income</b>						
Currency translation difference	988	3,954	(75%)	(13,860)	11,674	NM*
Reversal of revaluation reserve on disposal of subsidiary	-	(17,788)	(100%)	-	(17,788)	100%
<b>Total Comprehensive (loss)/profit for the period</b>	<b>(48,456)</b>	<b>(49,127)</b>	<b>(1%)</b>	<b>(176,316)</b>	<b>13,181</b>	<b>NM*</b>
<b>(Loss)/Profit attributable to:</b>						
Equity holders of the Company	(46,894)	(29,492)	59%	(153,403)	33,583	NM*
Non-controlling interest	(2,550)	(5,801)	(56%)	(9,053)	(14,288)	(37%)
	<b>(49,444)</b>	<b>(35,293)</b>	<b>40%</b>	<b>(162,456)</b>	<b>19,295</b>	<b>NM*</b>
<b>Total comprehensive (loss)/profit attributable to:</b>						
Equity holders of the Company	(45,906)	(43,237)	6%	(167,263)	27,558	NM*
Non-controlling interest	(2,550)	(5,801)	(56%)	(9,053)	(14,377)	(37%)
	<b>(48,456)</b>	<b>(49,127)</b>	<b>(1%)</b>	<b>(176,316)</b>	<b>13,181</b>	<b>NM*</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).

**PROFORMA CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Proforma CFS (As defined herein)					
	4Q2018	4Q2017	% Change	FY2018	FY2017	% Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
<b>Revenue</b>	34,900	58,197	(40%)	120,054	298,253	(60%)
<b>Cost of sales</b>	(27,756)	(41,684)	(33%)	(90,016)	(282,497)	(68%)
<b>Gross profit</b>	<b>7,144</b>	<b>16,513</b>	<b>(57%)</b>	<b>30,038</b>	<b>15,756</b>	<b>91%</b>
Other (loss)/income	2,294	141,918	(98%)	(29,432)	285,350	NM*
Selling and distribution expenses	(1,677)	131	NM*	(3,663)	(6,295)	(42%)
Administrative and other expenses	(19,954)	(28,304)	(30%)	(67,777)	(58,803)	15%
Finance costs	(36,978)	(130,882)	(72%)	(90,998)	(180,636)	(50%)
<b>(Loss)/Profit before income tax</b>	<b>(49,171)</b>	<b>(624)</b>	<b>7780%</b>	<b>(161,832)</b>	<b>55,372</b>	<b>NM*</b>
Income tax expenses	(275)	(35,300)	(99%)	(446)	(35,706)	(99%)
<b>Net (loss)/profit for the period</b>	<b>(49,446)</b>	<b>(35,924)</b>	<b>38%</b>	<b>(162,278)</b>	<b>19,666</b>	<b>NM*</b>
<b>Other comprehensive (loss)/income</b>						
Currency translation difference	988	3,952	(75%)	(13,860)	11,674	NM*
Reversal of revaluation reserve on disposal of subsidiary	-	(17,788)	(100%)	-	(17,788)	(100%)
<b>Total Comprehensive (loss)/profit for the period</b>	<b>(48,458)</b>	<b>(49,760)</b>	<b>(3%)</b>	<b>(176,138)</b>	<b>13,552</b>	<b>NM*</b>
<b>(Loss)/Profit attributable to:</b>						
Equity holders of the Company	(46,896)	(30,125)	56%	(153,225)	33,952	NM*
Non-controlling interest	(2,550)	(5,799)	(56%)	(9,053)	(14,286)	(37%)
	<b>(49,446)</b>	<b>(35,924)</b>	<b>38%</b>	<b>(162,278)</b>	<b>19,666</b>	<b>NM*</b>
<b>Total comprehensive (loss)/profit attributable to:</b>						
Equity holders of the Company	(45,908)	(43,961)	4%	(167,085)	27,838	NM*
Non-controlling interest	(2,550)	(5,799)	(56%)	(9,053)	(14,286)	(37%)
	<b>(48,458)</b>	<b>(49,760)</b>	<b>(3%)</b>	<b>(176,138)</b>	<b>13,552</b>	<b>NM*</b>

\*NM = Not meaningful



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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 fourth quarter and year ended 31 December 2017 (“**4Q2017 and FY2017**”) and for the fourth quarter and year ended 31 December 2018 (“**4Q2018 and FY2018**”), as well as future financial periods/years based on the Actual Consolidated Financial Statements (as defined in the Prospectus) maybe 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 4Q2017, FY2017, 4Q2018 and FY2018 (the “**Actual Consolidated Financial Statements**” or “**Actual CFS**”), our Company had also prepared the proforma consolidated financial statements for 4Q2017, FY2017, 4Q2018 and FY2018 (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):

	Actual Consolidated Statement of Comprehensive Income					
	4Q2018	4Q2017	% Change	FY2018	FY2017	% Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Depreciation	658	856	(23%)	3,033	3,424	(11%)
Amortization	-	56	(100%)	-	224	(100%)
Interest expense	36,978	130,882	(72%)	90,998	180,636	(50%)
Interest income	(371)	(5,257)	(93%)	(1,145)	(5,829)	(80%)
Exchange (gain)/loss	(988)	(3,954)	(75%)	13,860	(11,674)	NM*

	Proforma Consolidated Statement of Comprehensive Income					
	4Q2018	4Q2017	% Change	FY2018	FY2017	% Change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Depreciation	658	856	(23%)	3,033	3,424	(11%)
Amortization	-	56	(100%)	-	224	(100%)
Interest expense	36,978	130,882	(72%)	90,998	180,636	(50%)
Interest income	(371)	(5,257)	(93%)	(1,145)	(5,829)	(80%)
Exchange (gain)/loss	(988)	(3,952)	(75%)	13,860	(11,674)	NM*

\*NM = Not meaningful



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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	
	31.12.2018 RMB'000	31.12.2017 RMB'000	31.12.2018 RMB'000	31.12.2017 RMB'000	31.12.2018 RMB'000	31.12.2017 RMB'000
<b>Assets</b>						
<b><u>Current assets</u></b>						
Cash and bank equivalents	21,997	46,166	21,997	46,166	35	100
Restricted cash and cash equivalents	198,076	205,031	198,076	205,031	-	-
Trade and other receivables	820,421	992,161	820,422	992,161	228,931	391,563
Amount due from related parties	19,110	45,092	19,110	45,092	-	-
Due from subsidiaries	-	-	-	-	715,065	884,398
Inventories	248	255	248	255	-	-
Property held for sales	12,161	140,644	3,467	131,952	-	-
Development properties	1,286,984	1,094,809	1,031,235	839,060	-	-
Dividends receivable	-	-	-	-	23,669	22,909
<b>Total current assets</b>	<b>2,358,997</b>	<b>2,524,158</b>	<b>2,094,555</b>	<b>2,259,717</b>	<b>967,700</b>	<b>1,298,970</b>
<b><u>Non-current Assets</u></b>						
Prepaid land use right	1,730	4,141	1,730	4,141	-	-
Property, plant and equipment	17,674	20,373	15,023	17,722	-	-
Investment properties	2,044,192	2,042,066	2,044,192	2,042,066	-	-
Joint venture	-	-	-	(179)	-	-
Trade and other receivables	21,855	13,210	21,855	13,210	-	-
Investment in subsidiaries	-	-	-	-	1,018	1,028
Other investment	-	1,300	-	1,300	-	-
Deferred tax assets	17,309	17,309	17,309	17,309	-	-
Goodwill	4,192	4,192	4,192	4,192	-	-
<b>Total non-current assets</b>	<b>2,106,952</b>	<b>2,102,591</b>	<b>2,104,301</b>	<b>2,099,761</b>	<b>1,018</b>	<b>1,028</b>
<b>Total assets</b>	<b>4,465,949</b>	<b>4,626,749</b>	<b>4,198,856</b>	<b>4,359,478</b>	<b>968,718</b>	<b>1,299,998</b>
<b>Liabilities and shareholders' equity</b>						
<b><u>Current liabilities</u></b>						
Bank and other loans	397,129	618,067	397,129	618,067	-	-
Trade and other payables	959,514	1,069,574	959,514	1,069,574	105,509	82,601
Long term payable-current portion	24,779	24,779	24,779	24,779	-	-
Amount due to related parties	-	26,426	-	26,426	-	17,721
Due to subsidiaries	-	-	-	-	-	320,562
Tax payables	64,684	130,404	64,684	130,404	34,325	37,623
<b>Total current liabilities</b>	<b>1,446,106</b>	<b>1,869,250</b>	<b>1,446,106</b>	<b>1,869,250</b>	<b>139,834</b>	<b>458,507</b>
<b><u>Non-current liabilities</u></b>						
Bank and other loans	1,376,579	1,016,600	1,376,579	1,016,600	-	-
Long term payable	143,809	152,809	143,809	152,809	-	-
Deferred tax liabilities	293,391	304,610	227,823	239,042	-	-
<b>Total non-current liabilities</b>	<b>1,813,779</b>	<b>1,474,019</b>	<b>1,748,211</b>	<b>1,408,451</b>	<b>-</b>	<b>-</b>
<b>Shareholders' equity</b>	<b>1,206,064</b>	<b>1,283,480</b>	<b>1,004,539</b>	<b>1,081,777</b>	<b>828,884</b>	<b>841,491</b>
<b>Total liabilities and Shareholders' equity</b>	<b>4,465,949</b>	<b>4,626,749</b>	<b>4,198,856</b>	<b>4,359,478</b>	<b>968,718</b>	<b>1,299,998</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 does 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)	
	31.12.2018	31.12.2017
	RMB'000	RMB'000
Amount repayable in one year on less, or on demand:		
Secured	397,129	618,067
Unsecured	-	-
<b>Sub-total (1)</b>	<b>397,129</b>	<b>618,067</b>
Amount repayable after one year		
Secured	1,376,579	1,016,600
<b>Sub-total (2)</b>	<b>1,376,579</b>	<b>1,016,600</b>
<b>Total debt (1)+(2)</b>	<b>1,773,708</b>	<b>1,634,667</b>



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

The following loans are still outstanding:

**(a) Bank loans**

1. Loans from a lender amounting to RMB12,000,000 (2017: Nil) with an effective interest rate from 4.35% to 8.5% (2017: Nil) per annum, is secured by investment properties and repayable in 2019.
2. Loans from a lender amounting to RMB3,800,000 (2017: Nil) with an effective interest rate from 4.35% to 8.5% (2017: Nil) per annum, is secured by restricted cash and cash equivalents and repayable in 2019.
3. Loans from a lender amounting to RMB12,000,000 (2017: Nil) with an effective interest rate from 4.35% to 7% (2017: Nil) per annum, is secured by investment properties, restricted cash and cash equivalents and repayable in 2019.
4. Loans from a lender amounting to RMB9,500,000 (2017: Nil) with an effective interest rate from 4.35% to 7% (2017: Nil) per annum, is secured by restricted cash and cash equivalents and repayable in 2019.
5. Loans from a lender amounting to RMB15,000,000 (2017: Nil) with an effective interest rate from 5.66% to 7.35% (2017: Nil) per annum, is secured by investment properties and repayable in 2019.
6. Loans from a lender amounting to RMB350,847,000 (2017: RMB166,005,000) with an effective interest rate from 6.86% to 7.35% (2017: 5.66% to 6.09%) per annum, is secured by a shareholder of the Group and subsidiaries, land use rights of the Group, property, plant and equipment and investment properties and repayable in 2032 to 2036 (2017: repayable in 2017).
7. Loans from a lender amounting to RMB175,820,000 (2017: RMB168,210,000) with an effective interest rate from 3.00% to 4.30% (2017: 1.90% to 3.40%) per annum, is secured by restricted cash and cash equivalents and repayable in 2019 (2017: repayable in 2017).
8. Loans from a lender amounting to RMB15,000,000 (2017: Nil) with an effective interest rate at 5.01% to 5.22% (2017: Nil) per annum, is secured by investment properties and repayable in 2019.



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

**(b) Other loans**

1. Loans from a lender amounting to RMB 1,031,850,000 (2017 : RMB1,002,000,000) with an effective interest rate from 9.92% to 14.00% (2017 : 9.92% to 12.70%) per annum and is secured by a shareholder of the Group and subsidiaries, properties held for sale, development properties, land use rights of the Group and investment properties (2017: is secured by a director of the Group and subsidiaries, properties held for sale, development properties, land use rights of the Group and investment properties). The current portion of this loan amounted to RMB Nil (2017: Nil).
2. A loan from a lender amounting to RMB12,486,000 (2017: RMB12,486,000) is interest free, unsecured and repayable on demand.
3. Loans were raised together with a contractor for a total of RMB9,577,000 with an interest rates ranging from 7% to prime rate, repayable within one (1) to ten (10) years, secured by certain land use rights.
4. During this quarter, to support the Group's operating cash flows requirements, the Group obtained loans from individuals and other non-financial institutions amounting to RMB125,828,000. These loans bore average annual interest rate from 18% to 38%, is secured either guaranteed by a subsidiary, secured over properties held for sale, land use rights or investment properties of the Group, and repayable within the next twelve months.





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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.*

	Actual CFS			
	4Q2018	4Q2017	FY2018	FY2017
	RMB'000	RMB'000	RMB'000	RMB'000
<b>Cash flows from operating activities</b>				
(Loss)/Profit before tax	(49,169)	7	(162,010)	55,001
Adjustments for:				
Depreciation and amortisation	658	1,639	3,033	4,375
Gain on disposal of subsidiary	-	(183,269)	-	(183,269)
Interest expense	36,978	130,882	90,998	180,636
Interest income	(371)	(5,257)	(1,145)	(5,829)
Change of fair value of investment properties	-	7,838	-	7,838
Unrealized exchange (loss)/gain	988	(101,196)	(13,860)	(93,476)
<b>Operating (loss)/gain before working capital changes</b>	<b>(10,916)</b>	<b>(149,356)</b>	<b>(82,984)</b>	<b>(34,724)</b>
Trade and other receivables	16,332	(13,743)	162,094	73,272
Development properties	(46,412)	(331,570)	(192,175)	(299,361)
Property held for sales	1,410	36,115	128,483	36,115
Amount due from customers for contract work	-	(74,049)	-	(73,100)
Inventories	8	(3)	7	7
Trade and other payables	14,170	96,651	(27,967)	1,926
Amounts due to related parties, net	3	(18,666)	(444)	(15,740)
<b>Net cash used in operations</b>	<b>(25,405)</b>	<b>(454,621)</b>	<b>(12,986)</b>	<b>(311,605)</b>
Interest paid	(36,978)	(130,882)	(90,998)	(180,636)
Interest received	371	(572)	1,145	-
Income taxes paid	(26,330)	(19,710)	(66,166)	(22,941)
<b>Net cash used in operating activities</b>	<b>(88,342)</b>	<b>(605,785)</b>	<b>(169,005)</b>	<b>(515,182)</b>
<b>Cash flows from investing activities</b>				
Disposal of properties, plant and equipment	822	-	822	-
Purchases of properties, plant and equipment	(136)	627	(976)	(2,171)
Addition in investment property	-	(8,755)	(2,306)	(8,755)
Proceeds from disposal of subsidiary	-	476,224	-	945,183
Disposal of other investment	4,625	127,589	1,300	130,438
<b>Net cash (used in)/generated from investing activities</b>	<b>5,311</b>	<b>595,685</b>	<b>(1,160)</b>	<b>1,064,695</b>
<b>Cash flows from financing activities</b>				
Fixed deposit & restricted cash	(2,914)	(201)	6,955	159,748
Drawing/(Repayment) of bank and other loans, net	62,982	26,820	139,041	(751,370)
<b>Net cash generated from/(used in) financing activities</b>	<b>60,068</b>	<b>26,619</b>	<b>145,996</b>	<b>(591,622)</b>
<b>Net (Decrease)/increase in cash and cash equivalents</b>	<b>(22,963)</b>	<b>16,519</b>	<b>(24,169)</b>	<b>(42,109)</b>
<b>Cash and cash equivalents at the beginning of the periods</b>	<b>44,960</b>	<b>29,820</b>	<b>46,166</b>	<b>88,448</b>
<b>Effects of exchange rate changes on the balance of cash held in foreign currency</b>	<b>-</b>	<b>(173)</b>	<b>-</b>	<b>(173)</b>
<b>Cash and cash equivalents at the end of the periods</b>	<b>21,997</b>	<b>46,166</b>	<b>21,997</b>	<b>46,166</b>



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

	Proforma CFS			
	4Q2018	4Q2017	FY2018	FY2017
	RMB'000	RMB'000	RMB'000	RMB'000
<b>Cash flows from operating activities</b>				
(Loss)/Profit before tax	(49,171)	(624)	(161,832)	55,372
Adjustments for:				
Depreciation and amortisation	658	1,639	3,033	4,375
Gain on disposal of subsidiaries	-	(183,269)	-	(183,269)
Interest expense	36,978	130,882	90,998	180,636
Interest income	(371)	(5,257)	(1,145)	(5,829)
Change of fair value of investment properties	-	7,838	-	7,838
Unrealized exchange (loss)/gain	988	(101,198)	(13,860)	(93,476)
<b>Operating (loss)/gain before working capital changes</b>	<b>(10,918)</b>	<b>(149,989)</b>	<b>(82,806)</b>	<b>(34,353)</b>
Trade and other receivables	16,333	(99,212)	162,094	72,901
Development properties	(46,412)	(245,176)	(192,175)	(299,361)
Property held for sales	1,410	36,115	128,485	36,115
Amount due from customers for contract work	-	(74,049)	-	(73,100)
Inventories	8	(3)	7	7
Trade and other payables	14,171	18,208	(28,147)	1,926
Amounts due to related parties, net	3	(18,666)	(444)	(15,740)
<b>Net cash used in operations</b>	<b>(25,405)</b>	<b>(532,772)</b>	<b>(12,986)</b>	<b>(311,605)</b>
Interest paid	(36,978)	(130,882)	(90,998)	(180,636)
Interest received	371	(572)	1,145	-
Income taxes paid	(26,330)	(19,710)	(66,166)	(22,941)
<b>Net cash used in operating activities</b>	<b>(88,342)</b>	<b>(683,936)</b>	<b>(169,005)</b>	<b>(515,182)</b>
<b>Cash flows from investing activities</b>				
Disposal of properties, plant and equipment	822	-	822	-
Purchases of properties, plant and equipment	(136)	627	(976)	(2,171)
Addition in investment property	-	(8,755)	(2,306)	(8,755)
Proceeds from disposal of subsidiary	-	476,225	-	945,183
Disposal of other investment	(4,625)	127,589	1,300	130,438
<b>Net cash (used in)/generated from investing activities</b>	<b>5,311</b>	<b>595,686</b>	<b>(1,160)</b>	<b>1,064,695</b>
<b>Cash flows from financing activities</b>				
Fixed deposit & restricted cash	(2,914)	(201)	6,955	159,748
Drawing/(repayment) of bank and other loans, net	62,982	104,970	139,041	(751,370)
<b>Net cash generated from/(used in) financing activities</b>	<b>60,068</b>	<b>104,769</b>	<b>145,996</b>	<b>(591,622)</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(22,963)</b>	<b>16,519</b>	<b>(24,169)</b>	<b>(42,109)</b>
<b>Cash and cash equivalents at the beginning of the periods</b>	<b>44,960</b>	<b>29,820</b>	<b>46,166</b>	<b>88,448</b>
<b>Effects of exchange rate changes on the balance of cash held in foreign currency</b>	<b>-</b>	<b>(173)</b>	<b>-</b>	<b>(173)</b>
<b>Cash and cash equivalents at the end of the periods</b>	<b>21,997</b>	<b>46,166</b>	<b>21,997</b>	<b>46,166</b>

Explanatory Notes:

Notwithstanding the fair value adjustments to the cost of property development sales of our existing development properties during our Restructuring Exercise, such fair value adjustments do not affect the 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
<b>Balance as at 1 January 2017</b>	909,831	229,543	(152)	23,887	86,724	17,788	1,267,621	2,678	1,270,299
Total comprehensive profit/(loss) for the period	-	33,581	11,763	-	2	-	45,346	(14,377)	30,969
Disposal of subsidiaries	-	-	-	-	-	(17,788)	(17,788)	-	(17,788)
<b>Balance as at 31 December 2017</b>	909,831	263,124	11,611	23,887	86,726	-	1,295,179	(11,699)	1,283,480
<b>Balance as at 1 January 2018</b>	909,831	263,124	11,611	23,887	86,726	-	1,295,179	(11,699)	1,283,480
Total comprehensive loss for the period	-	(153,403)	(13,860)	-	-	-	(167,263)	(9,053)	(176,316)
Acquisition of subsidiary	-	-	-	-	-	-	-	98,900	98,900
<b>Balance as at 31 December 2018</b>	909,831	109,721	(2,249)	23,887	86,726	-	1,127,916	78,148	1,206,064

	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
<b>Balance as at 1 January 2017</b>	909,831	164,409	(154)	(148,414)	31,442	86,724	21,707	1,065,545	2,678	1,068,223
Total comprehensive profit/(loss) for the period	-	33,952	11,765	-	-	2	-	45,719	(14,377)	31,342
Disposal of subsidiaries	-	-	-	-	-	-	(17,788)	(17,788)	-	(17,788)
<b>Balance as at 31 December 2017</b>	909,831	198,361	11,611	(148,414)	31,442	86,726	3,919	1,093,476	(11,699)	1,081,777
<b>Balance as at 1 January 2018</b>	909,831	198,361	11,611	(148,414)	31,442	86,726	3,919	1,093,476	(11,699)	1,081,777
Total comprehensive loss for the period	-	(153,225)	(13,860)	-	-	-	-	(167,085)	(9,053)	(176,138)
Acquisition of subsidiary	-	-	-	-	-	-	-	-	98,900	98,900
<b>Balance as at 31 December 2018</b>	909,831	45,136	(2,249)	(148,414)	31,442	86,726	3,919	926,391	78,148	1,004,539



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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
<b>Balance as at 1 January 2017</b>	909,831	(297,821)	(10,746)	601,264
Total comprehensive profit for the period	-	231,634	8,593	240,227
<b>Balance as at 31 December 2017</b>	909,831	(66,187)	(2,153)	841,491
<b>Balance as at 1 January 2018</b>	909,831	(66,187)	(2,153)	841,491
Total comprehensive(loss)/profit for the period	-	(39,442)	26,835	(12,607)
<b>Balance as at 31 December 2018</b>	909,831	(105,629)	24,682	828,884

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 at the end of the immediately preceding year.

There are no treasury shares as at 31 December 2018 and 31 December 2017 respectively.

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

	31 Dec. 2018		31 Dec. 2017	
	No of shares	S\$'000	No of shares	S\$'000
Issued and fully paid	74,999,688	143,750	74,999,688	143,750

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.

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.



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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 4Q2018 and FY2018 as those of the audited financial statements for the year ended 31 December 2017, as well as all the applicable Financial Reporting Standards ("FRS") which became effective for financial years beginning on or after 1 January 2018. The adoption of all new and revised FRSs has no material effect on the 4Q2018 and FY2018 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	Actual CFS			
	4Q2018	4Q2017	FY2018	FY2017
<b>Profit (Loss) Per Share</b>				
Basic (a)	(62.53)	(39.32)	(204.54)	44.78

RMB fens	Proforma CFS			
	4Q2018	4Q2017	FY2018	FY2017
<b>Profit (Loss) Per Share</b>				
Basic (a)	(62.53)	(40.17)	(204.30)	45.27

(a) Earnings per share has been computed based on the ordinary shares capital of 74,999,688 shares i.e.: 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	Group				Company	
	Actual CFS		Proforma CFS		Actual CFS	
	31.12.2018	31.12.2017	31.12.2018	31.12.2017	31.12.2018	31.12.2017
Net asset value per ordinary share based on issued share capital at end of financial year*	16.08	17.11	13.39	14.42	11.05	11.22

\* Net asset value per share has been computed based on the ordinary shares capital of 74,999,688 shares i.e.: 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 4Q2018 and FY2018**

	31.12.2018		Difference
	Actual*	Proforma**	***
	RMB'000	RMB'000	RMB'000
<b>Balance sheet items</b>			
Property held for sales	12,161	3,467	8,694
Development properties	1,286,984	1,031,235	255,749
Property, plant and equipment	17,674	15,023	2,651
Deferred tax liabilities	293,391	227,823	65,568
Shareholders' equity	1,206,064	1,004,539	201,525

	4Q2018		Difference	FY2018		Difference
	Actual*	Proforma**	***	Actual*	Proforma**	***
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
<b>Comprehensive income statements items</b>						
Cost of sales	(27,756)	(27,756)	-	(90,016)	(90,016)	-
Other income	2,294	2,294	-	(29,612)	(29,432)	(180)
Administrative and other expenses	(19,952)	(19,954)	2	(67,775)	(67,777)	2
Income tax expense	(275)	(275)	-	(446)	(446)	-
Loss for the period	(49,444)	(49,446)	2	(162,456)	(162,278)	(178)

\* 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 was decreased by RMB178.2 million, or 60%, from RMB298.3 million in FY2017 to RMB120.1 million in FY2018. The decrease was mainly attributed by a lower property sale during the period pending the next batch of properties launch, together with FY2017 revenue included an one-off disposal of investment property located in Dan Zao Town of Foshan, and partially offset by an increase in property service income and property rental income.

##### **Cost of Sales and Gross Profit**

Our cost of sales was decreased by RMB192.7 million, or 68%, from RMB282.7 million in FY2017 to RMB90.0 million in FY2018. This was mainly caused by a decrease in property sales.

In terms of gross profit margin, our overall gross profit margin increased from 5.2% in FY2017 to 25.0% in FY2018, as a result of increase proportion of property rental income in total revenue, which has 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 5.3% and 25.0% in FY2017 and FY2018.

##### **Other Income/Loss**

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

Other income decreased by RMB314.8 million or approximately 110% from RMB285.2 million in FY2017 to other expenses of RMB29.6 million in FY2018, which was mainly caused by an one-off disposal gain of 100% shareholdings in Infinity Real Estate Holdings Pte. Ltd. (together with its wholly-owned subsidiary, Foshan SanshuiNengrun Property Development Co., Ltd.) and Foshan SanshuiFangao Land Co., Ltd happened in FY2017 and an increase in foreign exchange loss due to the depreciation of Malaysian Ringgit against the US dollar as our Group had invested in our Malaysian projects financed by overseas facilities in US dollars.



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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 RMB2.6 million in FY2018 compared with the previous corresponding period. The lower selling and distribution expenses in FY2018 were in line with the lower sales for this period.

### **Administrative and Other 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 increased by RM9.0 million or 15% from RMB58.8 million in FY2017 to RMB67.8 million in FY2018. It is mainly attributable to an increase in foreign exchange loss due to the depreciation of RMB against USD and other currencies.

### **Finance Costs**

Finance cost, net of capitalised interest, recorded a decrease of RMB 94.0 million and RMB89.6 million in 4Q2018 and FY2018 respectively mainly due to advance repayment of loan pursuant to the disposal of a subsidiary in 2017.

### **Depreciation**

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

### **Income Tax Expenses**

Income tax includes statutory enterprise income tax and land appreciation tax (“**LAT**”).

### **Net Profit/Loss**

The Group recorded a net loss of RMB162.5 million in FY2018, compared to a net profit of RMB19.3 million in FY2017. The Proforma CFS, which without the Notional Adjustment this period, with a same comparability of the Group's performance, has presented a net loss of RMB162.3 million in FY2018 and a net profit of RMB19.7 million in FY2017 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, cash and bank balances, trade and other receivables and amount due from customers for contract works. Our current assets as at the end of FY2017 and FY2018 amounted to approximately RMB2,524.2 million and RMB2,359.0 million respectively.

The largest component of our current assets were trade and other receivables, property held for sales, and development properties. In total, these amounted to approximately RMB2,227.6 million and RMB2,119.6 million as at the end of FY2017 and FY2018 respectively.

Development properties, which include the cost of land, interest capitalised, and related costs, accounted for approximately 43.4% and 54.6% of our current assets as at the end of FY2017 and FY2018 respectively.

Properties held for sales which include properties of Jiangnan Mingju, Sihui City Mall and Jin Long Garden.

The Group's cash and bank balances as at 31 December 2018 decreased by RMB24.2 million or 52.4% to RMB22.0 million as compared with 31 December 2017, which was primarily attributable to the net use in with operating activities and investing activities of RMB170.2 million, which offset by net cash in from financing activities of RMB146.0 million.

In addition, restricted cash stood at RMB205.0 million and RMB198.1 million as at end of FY2017 and FY2018 respectively.

Trade and other receivables stood at approximately RMB992.2 million and RMB820.4 million at the end of FY2017 and FY2018 respectively. The decrease of RMB171.7 million in trade and other receivables was mainly due to having collected the receivables from the construction contracts.

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

Non-current assets comprised mainly investment properties, plant and equipment. As at the end of FY2017 and FY2018, our non-current assets had an aggregate net book value of approximately RMB2,102.6 million and RMB2,107.0 million 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):*

The investment properties are held to earn rental income and/or for capital appreciation. Our investment properties is comprised of 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, Tianjin Boulevard buildings and Sihui City Mall. The net book value of our investment properties was approximately RMB2,042.1 million and RMB2,044.2 million as at the end of FY2017 and FY2018, which accounted for approximately 97.7% and 97.0% of our non-current assets as at the end of FY2017 and FY2018 respectively.

The prepaid land use right, and property, plant and equipment decreased by RMB5.1 million was mainly due to amortisation/depreciation charge for FY2018 which was partially offset by purchase of office equipment and vehicle.

#### **Current liabilities**

Trade and other payables, which mainly comprised amounts payable to contractors and suppliers and advance receipts from property development sales, stood at approximately RMB1,069.6 million and RMB959.5 million at the end of FY2017 and FY2018 respectively. The decrease of RMB110.1 million in trade and other payables was mainly due to payment to sub-contractors.

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

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

#### **Shareholders' equity**

Equity is comprised of share capital, translation reserve, non-controlling interest and retained earnings. The non-controlling interest pertains to

- a) 32% shareholding held by the minority interest in a PRC subsidiary, Guangxi Hezhou De Neng Mining Co., Ltd,
- b) 42.2% shareholding held by the minority interest in a PRC subsidiary, Tianjin Hotel Street Co, Ltd,
- c) 60% shareholding held by the minority interest in a PRC subsidiary, Foshan Nanhai Chuang Xin Tian Hotel Management Co, Ltd,
- d) 38% shareholding held by the minority interest in a Malaysia subsidiary, Profit Consortium Sdn. Bhd and
- e) 50% shareholding held by the minority interest in a Malaysia subsidiary, Poly Ritz Green (Malaysia) Sdn. Bhd.



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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):*

As at the end of FY2017 and FY2018, the shareholders' equity amounted to RMB1,283.5 million and RMB1,206.1 million respectively. The decrease in equity was mainly due to the loss within this period.

#### **Cash flow statement**

Our Group has a net cash outflow used in operating activities of RMB169.0 million in FY2018, which comprised operating cash outflows before movements in working capital of RMB83.0 million, in addition to net working capital generated from operations of RMB70.0 million and adjusted by net use of finance cost and interest received as well as income tax of RMB144.8 million. The net working capital inflows were mainly due to the decrease in property held for sales partially offset the decrease in trade and other payables together with decrease in trade and other receivable during the current reporting period.

The net cash outflow from investing activities is RMB1.2 million.

The Group recorded a net cash inflow from financing activities of RMB146.0 million during FY2018. This was mainly due to proceeds from bank and other loans.

With the above, the Group has a net decrease in cash and cash equivalents of RMB24.2 million for FY2018.



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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 FY2017 and the financial period ended 30 September 2018.

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.*

### **Market Outlook**

We have observed that transacted property average selling prices per sqm in Foshan has slightly increased by 4.09% during the current reporting period, from RMB10,661 per sqm (See Note 1 below) in 3Q2018 to RMB11,470 per sqm (See Note 1 below) in 4Q2018, meanwhile, transaction volumes have increased from 3.79 million sqm in 3Q2018 to 4.82 million sqm (See Note 1 below) in 4Q2018, an increase of approximately 7.59%.

### **Project Updates**

As at 31 December 2018, the Group has five development projects with GFA of approximately 1.24 million sqm under development as follows:

Projects located at Kuala Lumpur in Malaysia:

- 1) Project Imbi (Construction of the twin residential towers commenced in August 2018, pre-sale expected in second quarter of 2019.)
- 2) Project Kuchai Lama (Construction of five towers - including offices, residential and service apartments/hotel. Construction yet to commence.)
- 3) Project Plaza Rakyat (Project comprises office tower, hotel, shopping centre and including construction of 4 towers. Construction yet to commence.)

These are expected to be separately completed in various phases up to 2023 and are currently arranging for financing for these projects.

Projects located in PRC:

- 1) Tianjin Boulevard - 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); and
- 2) Sihui City Mall Phase 2 - a residential and shopping mall development project with a planned GFA of approximately 104,426 sqm.



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The Group continuously sources 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.

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 (continued).*

The accumulated sales/pre-sales (See Note 2 below) status of our projects as at 31 December 2018 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
Jin Long Garden–South Zone	840,900	86,230	9,752	100%
Jiangnan Mingju Phases 5 and 6	994,615	146,075	6,809	100%
Sihui City Mall	376,971	58,137	6,484	100%
<b>Total</b>	<b>2,212,486</b>	<b>290,442</b>	<b>7,618</b>	<b>NA</b>

The accumulated sales/pre-sales (See Note 2 below) status of our projects for FY2018 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
Jin Long Garden – South Zone	8,794	2,705	3,251	100%
Jiangnan Mingju Phases 5 and 6	2,302	364	6,323	100%
Sihui City Mall	22,919	2,858	8,018	100%
<b>Total</b>	<b>34,015</b>	<b>5,927</b>	<b>5,738</b>	<b>NA</b>

The sales/pre-sales (See Note 2 below) of our projects for 4Q2018 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
Jin Long Garden – South Zone	1,830	1,968	930	100%
Jiangnan Mingju Phases 5 and 6	2,004	312	6,425	100%
Sihui City Mall	-	-	-	100%
<b>Total</b>	<b>3,834</b>	<b>2,280</b>	<b>1,681</b>	<b>NA</b>

Pursuant to the effect of INT FRS 115, the sales for Jiangnan Mingju Phases 5 and 6 in 4Q2018 have been recognised as revenue in the current reporting periods. The sales for Jin Long Garden – South Zone (Phase 2) (a 55% joint-ventured project) have also been recognised in FY2018 when handed over.

Notes

- (1) Source from Bureau of Housing and Urban-Rural Development of Foshan (<http://www.fsjw.gov.cn/zqgk/zqbcxgk/fdsc/sj/j/>)  
(2) Sales/pre-sales with certainty on receipt of purchase consideration, including those not ready for handover or key collections



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11. *Dividend*

(a) *Current Financial Period Reported on*

No dividend as there are no profit for the year.

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

Name of Dividend	Proposed Final Dividend
Dividend Type	Cash
Dividend amount per ordinary share	2.00 Singapore cents
Tax Rate	One-tier tax exempt

(c) *Date payable*

None.

(d) *Books closure date*

None.

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

Not applicable.

13. *Interested Person Transactions*

Name of interested person	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) FY2018	Aggregate value of all interest person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transaction less than S\$100,000) FY2018
Zhong Yu Xin <sup>(1)</sup>	S\$ 684,618 <sup>(2)</sup>	-
Yuan Le Sheng <sup>(3)</sup>	S\$ 200,000	-

Notes:

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

(2) Lease of Debao Hotel.

(3) Mr. Yuan Le Sheng is the father of our Executive Director, Mr. Yuan Jia Jun



以人为本 稳定发展 房产先锋

**PART II - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT**

14. *Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.*

Group	Property development	Construction contracts	Property investment	Property management	Total
<b>Revenue</b>					
<u>2018</u>	34,015	55,798	5,302	24,939	120,054
<u>2017</u>	211,260	54,372	15,010	17,611	298,253
<b>Segment result</b>					
<u>2018</u>	(100,456)	285	(29,797)	(32,488)	(162,456)
<u>2017</u>	40,083	4,583	(22,863)	(2,508)	19,295

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

Please refer to Paragraph 8.

16. *A breakdown of sales*

	Actual			Proforma		
	2018	2017	Increase/ (Decrease)	2018	2017	Increase/ (Decrease)
	RMB'000	RMB'000		RMB'000	RMB'000	
(a) Sales reported for first half year	75,852	36,782	106%	75,852	36,782	106%
(b) Operating profit/(loss) after tax reported for first half year	(22,712)	77,722	NM*	(22,532)	78,724	NM*
(c) Sales reported for second half year	44,202	261,471	(83%)	44,202	261,471	(83%)
(d) Operating profit after tax reported for second half year	(139,744)	(58,427)	139%	(139,746)	(59,058)	137%

\*NM = Not meaningful



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

Total Annual Net Dividend

	2018	2017
Ordinary Shares	Nil	1,499,994

18. *Disclosure of persons occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer.*

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Yuan Jian Sheng	55	Brother of our shareholder, Mr. Yuan Le Sheng	Vice general manager of our subsidiary, Foshan NanhaiGuihe Construction Engineering Co., Ltd, 2014	Administrative supervisor
Yuan Le Sheng	52	Father of our director, Mr. Yuan Jia Jun	Consultant, 2018	Former Chairman and CEO

BY ORDER OF THE BOARD

Zhong Yu Zhao  
Executive Director and CEO  
1 March 2019





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***Confirmation by the Board***

We, Zhong Yu Zhao and Yuan Jia Jun, 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 December 2018 results to be false or misleading in any material respect and we confirm that the Company has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

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

Zhong Yu Zhao  
Executive Director and CEO

Yuan Jia Jun  
Executive Director

1 March 2019