

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

(Company Registration No.: 39247)

(Incorporated in Bermuda on 4 December 2006)

ADDITIONAL INFORMATION TO THE ANNUAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2016

The Board of Directors of China Yuanbang Property Holdings Limited (the "Company" and together with its subsidiaries, the "Group") refers to the annual report ("Report") for the financial year ended 30 June 2016 released on the SGXNet on 12 October 2016. The Company would like to provide the following additional information in response to the queries raised by the Singapore Exchange Securities Trading Limited on 28 October 2016.

On page 119 of the Report, under Related Party Transactions, the Company disclosed provision of collaterals amounting to approximately RMB110.8 million to secure bank borrowings extended to Meihao Huang, the non-controlling equity holder of Tonghua Litong.

Query 1:

Please disclose the rationale for these Related Party Transactions, whether they have been approved by the Board of Directors, and whether shareholders' approvals have been obtained.

Response:

Meihao Huang is one of the Group's contractors that provides renovation services to the properties of the Group. As the purpose of the bank loans taken up by Meihao Huang is for the purchase of materials for use in renovation works for the Group's projects, the Group provided collaterals to secure bank borrowings extended to Meihao Huang. The collaterals have been approved by the executive directors of the Company. As Meihao Huang is not an interested person under Chapter 9 of the listing manual of the Singapore Exchange Securities Trading Limited (the "Listing Manual"), shareholders' approval is not required for the provision of the collaterals under the Listing Manual.

Query 2:

Please disclose details about the bank borrowings secured, including the amounts, the maturity dates, and whether the interest and repayment can be serviced by Meihao Huang.

Response:

Loan amounts (RMB)	Interest charged by the bank	Loan period
24,000,000	6.09%	21 August 2015 to 14 December 2016
28,580,000	6.09%	1 February 2016 to 1 February 2017
16,500,000	6.96%	13 April 2016 to 12 October 2016

The Group will be paying Meihao Huang for the renovation services provided by Meihao Huang to the Group accordingly to the construction schedule in relation to the Group's projects, which in turn would allow Meihao Huang to service the interest and repayment of the bank borrowings.

Query 3:

Please disclose when the collaterals will be discharged.

Response:

The collaterals will be discharged upon the expiry dates of the loans as mentioned above.

Query 4:

Please disclose further details about Meihao Huang and their financial standing, as well as how the proceeds of the bank borrowings are used.

Response:

Based on the unaudited financial statements of Meihao Huang as at 30 June 2016 obtained from Meihao Huang, Meihao Huang had a net asset value of RMB3.5 million. The proceeds of the bank borrowings were mainly used to purchase of materials used in renovation works for the Group's projects.

Query 5:

Please disclose the directors and controlling shareholders of Meihao Huang, and provide more information on their backgrounds.

Response:

Based on the records held at the Chinese Business Registry, the sole executive director and controlling shareholder of Meihao Huang is Chen Yabing, an individual who is independent of the Group. He was mainly engaged in renovation business in Guangzhou for more than 10 years and has been dealing with the Group for nine years.

Query 6:

Please disclose whether the parties referred to above have any connection (including business dealings) with the Company, its directors, its substantial shareholders or their respective associates. If there are none, please make a negative statement to that effect.

Response:

Meihao Huang and Chen Yabing have no connections (including business dealings) with the Company and its directors and to the best of the Company's knowledge, its substantial shareholders, and their respective associates.

BY ORDER OF THE BOARD
CHINA YUANBANG PROPERTY HOLDINGS LIMITED

Tse Kwok Hing Henry
Chief Financial Officer / Company Secretary
1 November 2016