



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

2ND QUARTER AND HALF-YEARLY FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 31 DECEMBER 2014

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

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

Group Statement of Comprehensive Income for period ended 31 December 2014. These figures have not been audited.

	Group 3 months ended			Group 6 months ended		
	31/12/2014 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited	% Changes	31/12/2014 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited	% Changes
Revenue	173,026	453,207	(61.8)	190,019	689,135	(72.4)
Cost of sales	(145,026)	(278,916)	(48.0)	(157,389)	(443,556)	(64.5)
Gross profit	28,000	174,291	(83.9)	32,630	245,579	(86.7)
Other income and gains	4,188	3,630	15.4	7,894	6,625	19.2
Selling expenses	(13,981)	(18,774)	(25.5)	(20,748)	(28,477)	(27.1)
Administrative expenses	(29,623)	(30,255)	(2.1)	(59,570)	(59,920)	(0.6)
(Loss)/profit before income tax	(11,416)	128,892	(108.9)	(39,794)	163,807	(124.3)
Income tax expense	(3,609)	(42,307)	(91.5)	(4,341)	(63,068)	(93.1)
(Loss)/profit for the period	(15,025)	86,585	(117.4)	(44,135)	100,739	(143.8)
Other comprehensive income, net of tax Items that may be reclassified subsequently to profit or loss:						
Exchange differences on translation of financial statements of foreign operations, net of tax	3	(79)	(103.8)	(4)	(170)	(97.6)
Total comprehensive(loss)/ income for the period	(15,022)	86,506	(117.4)	(44,139)	100,569	(143.9)
(Loss)/profit attributable to:						
Owners of the Company	(21,368)	34,596	(161.8)	(46,033)	55,081	(183.6)
Non-controlling interests	6,343	51,989	(87.8)	1,898	45,658	(95.8)
	(15,025)	86,585	(117.4)	(44,135)	100,739	(143.8)
Total comprehensive (loss)/income attributable to:						
Owners of the Company	(21,365)	34,517	(161.9)	(46,037)	54,911	(183.8)
Non-controlling interests	6,343	51,989	(87.8)	1,898	45,658	(95.8)
	(15,022)	86,506	(117.4)	(44,139)	100,569	(143.9)

N.M. – Not meaningful

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

Statements of Financial Position	Group		Company	
	31/12/2014	30/06/2014	31/12/2014	30/06/2014
	RMB'000	RMB'000	RMB'000	RMB'000
	Unaudited	Audited	Unaudited	Audited
ASSETS AND LIABILITIES				
Non-current assets				
Interests in subsidiaries	-	-	134,381	134,381
Property, plant and equipment	82,531	65,107	-	-
Investment properties	370,635	370,635	-	-
Land use rights	13,889	14,069	-	-
Deferred tax assets	30,754	30,754	-	-
	497,809	480,565	134,381	134,381
Current assets				
Properties held for development	98,201	94,006	-	-
Properties held under development	1,297,707	1,954,059	-	-
Properties held for sale	1,742,731	969,667	-	-
Account receivables	45	45	-	-
Prepayments, deposits paid and other receivables	596,991	670,411	1,318	1,324
Tax recoverable	8,687	9,118	-	-
Due from subsidiaries	-	-	345,668	355,377
Cash and bank balances	494,458	290,046	-	-
Total current assets	4,238,820	3,987,352	346,986	356,701
Current liabilities				
Account payables	258,822	250,758	-	-
Receipts in advance	1,051,402	1,044,533	-	-
Accruals, deposits received and other payables	200,559	266,501	7,574	7,507
Interest-bearing bank and other borrowings	675,670	726,617	-	-
Income tax payable	168,252	173,314	-	-
Total current liabilities	2,354,705	2,461,723	7,574	7,507
Net current assets	1,884,115	1,525,629	339,412	349,194
Total assets less current liabilities	2,381,924	2,006,194	473,793	483,575
Non-current liabilities				
Interest-bearing bank and other borrowings	1,179,979	753,170	-	-
Deferred tax liabilities	127,061	127,061	-	-
	1,307,040	880,231	-	-
Net assets	1,074,884	1,125,963	473,793	483,575
EQUITY				
Equity attributable to owners of the Company				
Share capital	133,882	133,882	133,882	133,882
Reserves	618,354	671,331	339,911	349,693
	752,236	805,213	473,793	483,575
Non-controlling interests	322,648	320,750	-	-
Total equity	1,074,884	1,125,963	473,793	483,575

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

As at 31/12/2014		As at 30/06/2014	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
345,000	330,670	506,300	220,317

Amount repayable after one year

As at 31/12/2014		As at 30/06/2014	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
984,000	195,979	483,130	270,040

Details of any collateral

As at 31 December 2014, the Group's interest-bearing bank borrowings of RMB1,329 million were secured by the pledge of certain properties held for development, properties held under development, properties held for sale and investment properties of the Group.

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

	Group 3 months ended		Group 6 months ended	
	31/12/2014 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited	31/12/2014 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited
Cash flows from operating activities				
(Loss)/profit before income tax	(11,416)	128,892	(39,794)	163,807
Adjustments for:				
Interest income	(426)	(316)	(824)	(602)
Amortisation of land use rights	90	90	180	180
Depreciation of property, plant and equipment	2,487	1,639	4,851	3,033
Operating (loss)/profit before working capital changes	(9,265)	130,305	(35,587)	166,418
Increase in properties held for development	(3,554)	(1,569)	(4,195)	(3,661)
(Increase)/decrease in properties held under development	(12,338)	67,058	(81,924)	(92,865)
Decrease/(increase) in properties held for sale	34,446	(59,791)	45,476	105,984
(Increase)/decrease in account receivables	-	(14)	-	1,050
Decrease/(increase) in prepayments, deposits paid and other receivables	55,497	(15,423)	73,420	(40,356)
Increase/(decrease) in account payables	6,540	(4,432)	8,064	(44,178)
(Decrease)/increase in receipts in advance	(73,605)	(284,440)	6,869	(266,703)
Decrease in accruals, deposits received and other payables	(42,778)	(5,338)	(65,942)	(56,813)
Cash used in operations	(45,057)	(173,644)	(53,819)	(231,124)
Income taxes paid	(1,428)	(2,001)	(8,972)	(14,403)
Interest received	426	316	824	602
<i>Net cash used in operating activities</i>	(46,059)	(175,329)	(61,967)	(244,925)
Cash flows from investing activities				
Increase in restricted bank deposits	-	-	(83,276)	-
Purchases of property, plant and equipment	(15,507)	(2,746)	(22,627)	(12,830)
<i>Net cash used in investing activities</i>	(15,507)	(2,746)	(105,903)	(12,830)
Cash flows from financing activities				
Capital refund to non-controlling interests	-	-	-	(4,000)
Proceeds from bank and other borrowings	187,710	390,926	875,360	457,108
Repayments of bank and other borrowings	(202,985)	(26,250)	(499,498)	(166,820)
Proceeds from Issue of new shares on placement, net	-	43,432	-	43,432
Dividend paid	(6,940)	(13,100)	(6,940)	(13,100)
Interest paid	(42,647)	(35,159)	(79,912)	(56,098)
<i>Net cash (used in)/generated from financing activities</i>	(64,862)	359,849	289,010	260,522
Net (decrease)/increase in cash and cash equivalents	(126,428)	181,774	121,140	2,767
Effect on exchange translation	3	79	(4)	170
Cash and cash equivalents at beginning of period	344,325	254,019	96,764	432,935
Cash and cash equivalents at end of period	217,900	435,872	217,900	435,872

Note:

	Group 3 months ended		Group 6 months ended	
	31/12/2014 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited	31/12/2014 RMB'000 Unaudited	31/12/2013 RMB'000 Unaudited
Cash and bank balances	494,458	472,283	494,458	472,283
Less: Restricted bank balances	(276,558)	(36,411)	(276,558)	(36,411)
Cash and cash equivalents for the purpose of statement of cash flows	217,900	435,872	217,900	435,872

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Group	Share capital RMB'000	Share premium* RMB'000	Merger reserve* RMB'000	Revaluation reserve* RMB'000	Statutory reserve* RMB'000	Translation reserve* RMB'000	Dividend Proposed* RMB'000	Retained earnings* RMB'000	Non-controlling Interests RMB'000	Total RMB'000
At 30 June 2013 and 1 July 2013 (Audited)	127,721	265,314	20,720	4,582	37,649	882	13,100	158,817	261,567	890,352
Profit for the period	-	-	-	-	-	-	-	55,081	45,658	100,739
Other comprehensive Income										
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	170	-	-	-	170
Total comprehensive income for the period	-	-	-	-	-	170	-	55,081	45,658	100,909
Issue of new shares on placement	6,161	37,271	-	-	-	-	-	-	-	43,432
De-registration of a subsidiary	-	-	-	-	-	-	-	-	(4,000)	(4,000)
2013 Final dividend paid	-	-	-	-	-	-	(13,100)	-	-	(13,100)
Transfer to statutory reserve	-	-	-	-	2,203	-	-	(2,203)	-	-
At 31 December 2013 (Unaudited)	133,882	302,585	20,720	4,582	39,852	1,052	-	211,695	303,225	1,017,593
At 30 June 2014 and 1 July 2014 (Audited)	133,882	302,585	20,720	4,582	93,892	3,234	6,940	239,378	320,750	1,125,963
Loss for the period	-	-	-	-	-	-	-	(46,033)	1,898	(44,135)
Other comprehensive Income										
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	(4)	-	-	-	(4)
Total comprehensive income for the period	-	-	-	-	-	(4)	-	(46,033)	1,898	(44,139)
2014 Final dividend paid	-	-	-	-	-	-	(6,940)	-	-	(6,940)
At 31 December 2014 (Unaudited)	133,882	302,585	20,720	4,582	93,892	3,230	-	193,345	322,648	1,074,884

* These reserve accounts comprise the consolidated reserves of approximately RMB618,354,000 (2QFY2014: RMB580,486,000) in the Group's statement of financial position.

Company	Share capital	Share premium**	Contributed surplus**	Dividend Proposed**	Retained earnings/ (accumulated losses)**	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
At 30 June 2013 and 1 July 2013 (Audited)	127,721	267,203	35,064	13,100	1,370	444,458
Issue of new shares on placement	6,161	37,271	-	-	-	43,432
Total comprehensive loss for the period	-	-	-	-	(3,100)	(3,100)
2013 Final dividend paid	-	-	-	(13,100)	-	(13,100)
At 31 December 2013 (Unaudited)	133,882	304,474	35,064	-	(1,730)	471,690
At 30 June 2014 and 1 July 2014 (Audited)	133,882	304,474	35,064	6,940	3,215	483,575
Total comprehensive loss for the period	-	-	-	-	(2,842)	(2,842)
2014 Final dividend paid	-	-	-	(6,940)	-	(6,940)
At 31 December 2014 (Unaudited)	133,882	304,474	35,064	-	373	473,793

** These reserve accounts comprise the Company's reserves of approximately RMB339,911,000 (2QFY2014: RMB337,808,000) in the Company's statement of financial position.

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

Not applicable.

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

	Group		Company	
	31/12/2014	30/06/2014	31/12/2014	30/06/2014
Total number of issued shares	694,000,000	694,000,000	694,000,000	694,000,000
Less: Treasury shares	-	-	-	-
Total number of issued shares excluding treasury shares	694,000,000	694,000,000	694,000,000	694,000,000

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

Not applicable

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

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

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

Not applicable

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

The Group had applied the same accounting policies and methods of computation in the financial statements for the current reporting period as in those of the audited financial statement for the year ended 30 June 2014.

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

The Group has adopted the new and revised International Financial Reporting Standards (IFRSs) which are relevant to and effective for the Group's Financial Statements for the financial periods beginning on 1 July 2014. The adoption of these new and amended IFRSs did not give rise to significant change to the financial statements.

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

	Group		Group	
	3 months ended		6 months ended	
	31/12/2014	31/12/2013	31/12/2014	31/12/2013
	Unaudited	Unaudited	Unaudited	Unaudited
(Losses)/earnings per ordinary share				
(a) Basic (RMB cents)	(3.08)	5.26	(6.63)	8.40
(b) Fully diluted (RMB cents)	N/A	N/A	N/A	N/A

Note:

The calculation of basic (losses)/earnings per ordinary share is based on the loss for the three months ended 31 December 2014 ("2QFY2015") and six months ended 31 December 2014 ("1HFY2015") attributable to owner of the Company of approximately RMB21,368,000 and RMB46,033,000, respectively (2QFY2014: profit of RMB34,596,000 and 1HFY2014: profit of RMB55,081,000) and on weighted average number of shares of 694,000,000 (2QFY2014: 657,119,565 and 1HFY2014: 656,059,783) ordinary shares in issue during the said periods.

Diluted earnings per share for the periods ended 31 December 2014 and 2013 was not presented as there was no potential dilution of the Company's ordinary share capital.

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

	Group		Company	
	31/12/2014	30/06/2014	31/12/2014	30/06/2014
Net asset value per ordinary share based on issued share capital at the end of the period: (RMB cents)	108.4	116.0	68.3	69.7

Notes:

Net asset value per ordinary share was calculated based on:

1. the shareholder's equity of the Group/ Company at 31 December 2014 and 30 June 2014; and
 2. the issued ordinary shares at 31 December 2014 and 30 June 2014 of 694,000,000 ordinary shares.
8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:**
(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

Review of performance

Revenue

The Group's revenue for the 2QFY2015 and 1HFY2015 was mainly derived from the sale of Phase II of Aqua Lake Grand City (绿湖豪城) in Nanchang City ("Aqua Lake Project") and Xilang Project, namely Ming Yue Shui An (明月水岸) in Guangzhou City.

For 2QFY2015, the Group recorded a revenue of RMB173.0 million, a decrease of RMB280.2 million compared to the previous corresponding period. For 1HFY2015, the Group recorded a revenue of RMB190.0 million, a decrease of RMB499.1 million compared to the previous corresponding period.

The decrease in revenue was due mainly to the unexpected delay in the handover of the residential units under Xilang project, namely Ming Yue Shui An (明月水岸), pending completion of the necessary certification procedures in China. The Group had managed to obtain the necessary certification for 1 out of 10 residential blocks as at 31 Dec 2014.

Cost of sales

For 2QFY2015, the Group recorded cost of sales of RMB145.0 million, a decrease of RMB133.9 million compared to the previous corresponding period. For 1HFY2015, the Group recorded cost of sales of RMB157.4 million, a decrease of RMB286.2 million compared to the previous corresponding period.

The decrease in cost of sales for 2QFY2015 and 1HFY2015 was in line with the decrease in revenue.

Gross profit

For 2QFY2015, the Group recorded a gross profit of RMB28.0 million, a decrease of RMB146.3 million compared to the previous corresponding period. For 1HFY2015, the Group recorded a gross profit of RMB32.6 million, a decrease of RMB213.0 million compared to the previous corresponding period.

The decrease in gross profit was in tandem with the decrease in revenue.

Gross profit margin decreased to 16% and 17% in 2QFY2015 and 1HFY2015 from 38% and 36% in the previous corresponding periods. The decrease was mainly due to certain revenue was attributable to the sales of carparks which commanded lower gross profit margins, while in the previous corresponding period, all revenue were derived from the sales of residential units. Normally the gross profit margin for carparks is lower compared with residential units.

Other income and gains

For 2QFY2015, the Group recorded other income and gains of RMB4.2 million, an increase of RMB0.6 million compared to the previous corresponding period. For 1HFY2015, the Group recorded other income and gains of RMB7.9 million, an increase of RMB1.3 million compared to the previous corresponding period.

The increase was due mainly to an increase in rental income of Wenchang Project's commercial units as more units were rented out at a higher rental rate as compared to the previous corresponding period.

Selling expenses

For 2QFY2015, the Group recorded selling expenses of RMB14.0 million, a decrease of approximately RMB4.8 million compared to the previous corresponding period.

For 1HFY2015, the Group recorded selling expenses of RMB20.8 million, a decrease of about RMB7.7 million compared to the previous corresponding period.

The decrease was due mainly to lesser advertising and promotional expenses incurred as there were no pre-sales activities for new projects during the period.

The breakdown of selling expenses is as follows:

	2QFY2015	2QFY2014	Variance	1HFY2015	1HFY2014	Variance
	RMB'000	RMB'000	%	RMB'000	RMB'000	%
Advertising expenses	8,128	10,252	(21%)	11,630	14,893	(22%)
Promotional expenses	4,576	6,224	(26%)	7,185	9,429	(24%)
Commission expenses	632	1,325	(52%)	784	2,456	(68%)
Others	645	973	(34%)	1,149	1,699	(32%)
	13,981	18,774	(26%)	20,748	28,477	(27%)

Administrative expenses

For 2QFY2015, the Group recorded administrative expenses of RMB29.6 million, a slight decrease of RMB0.6 million compared to the previous corresponding period.

For 1HFY2015, the Group recorded administrative expenses of RMB59.6 million, a slight decrease of about RMB0.4 million compared to the previous corresponding period.

The decrease was due mainly to lower travelling expenses incurred as a result of cost controls implementation.

The breakdown of administrative expenses is as follows:

	2QFY2015	2QFY2014	Variance	1HFY2015	1HFY2014	Variance
	RMB'000	RMB'000	%	RMB'000	RMB'000	%
Salaries and wages	9,874	9,740	1%	19,554	18,963	3%
Entertainment expenses	8,093	8,185	(1%)	16,225	16,710	(3%)
Travelling expenses	3,065	3,467	(12%)	6,193	6,713	(8%)
Office expenses	1,955	2,038	(4%)	4,158	4,122	1%
Others	6,636	6,825	(3%)	13,440	13,412	0%
	29,623	30,255	(2%)	59,570	59,920	(1%)

Income tax expense

For 2QFY2015, the Group recorded income tax expense of RMB3.6 million, a decrease of RMB38.7 million compared to the previous corresponding period. For 1HFY2015, the Group recorded income tax expense of RMB4.3 million, a decrease of RMB58.7 million compared to the previous corresponding period.

The amount mainly represented China's enterprise income tax and land appreciation tax provided for the periods. The decrease in amount was in line with the decrease in profit before income tax.

(Loss)/profit for the period

For 2QFY2015, the Group recorded a loss of RMB15.0 million, compared to a profit of RMB86.6 million in 2QFY2014. For 1HFY2015, the Group recorded a loss of RMB44.1 million, compared to a profit of RMB100.7 million in 1HFY2014.

The loss was due mainly to a decrease in revenue as mentioned above.

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

Review of the Group Financial Position as at 31 December 2014**Non-current assets**

As at 31 December 2014, the Group's non-current assets stood at RMB497.8 million, representing an increase of RMB17.2 million compared to RMB480.6 million as at 30 June 2014. The increase was mainly attributable to the increase in construction in progress of the geological park under the Group's Batai Mountain Project in Wanyuan City.

Current assets

As at 31 December 2014, the Group's current assets stood at RMB4,238.8 million, representing an increase of RMB251.4 million compared to RMB3,987.4 million as at 30 June 2014. The increase was mainly attributable to the RMB773.1 million increase in properties held for sale which partially offset the RMB656.4 million decrease in property held under development. This was due to the completion of the Xilang Project during the period and as a result, the said project was reclassified as "property held for sale" instead of "property held under development".

The increase in current assets was also due to the increase in cash and bank balances of RMB204.4 million which was due to proceeds from new bank loans.

Current liabilities

As at 31 December 2014, the Group's current liabilities stood at RMB2,354.7 million, representing a decrease of RMB107.0 million, compared to RMB2,461.7 million as at 30 June 2014.

This was due mainly to i) the decrease in accruals, deposits received and other payables of RMB65.9 million following their settlement during the period; ii) the decrease in interest-bearing bank and other borrowings of RMB50.9 million as a result of reclassification of bank loans from current liabilities to non-current liabilities.

Non-current liabilities

As at 31 December 2014, the Group's non-current liabilities stood at RMB1,307.0 million, representing an increase of RMB426.8 million, compared to RMB880.2 million as at 30 June 2014. This was due to an increase in interest-bearing bank and other borrowings of RMB426.8 million from new loans with longer repayment tenure obtained during the period.

Total equity

As at 31 December 2014, the Group's equity stood at RMB1,074.9 million, representing an increase of RMB51.1 million, compared to RMB1,126.0 million as at 30 June 2014. This was due mainly to the loss for the period under review and the payment of dividend.

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

The 2QFY2015 and 1HFY2015 results are in line with the profit warning announcement announced by the Company on 3 February 2015.

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.

Although demand for residential housing in China may not be as strong as it used to be, it is expected to remain healthy as supported by the China government's indirect measures to boost real estate investments, such as lowering interest rates and first-time buyers' down payment requirements, as well as continuing urbanisation initiatives. Unique projects that reflect "quality lifestyle" and add value to the general community would stand out from the competition. The Group believes it has the relevant expertise to deliver such quality developments.

The table below sets out the details of the occupancy and take-up rates of the Group's five existing major projects which have obtained their pre-sale certificates as at 31 December 2014:

	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	605
Total units handed over to buyers as of 31 December 2014	239	940	423	361	47
Percentage of handed over	59%	94%	98%	89%	8%
Pre-sale value not handed over to buyers as at 31 December 2014	RMB260.5 million	RMB240.4 million	RMB16.7 million	RMB37.2 million	RMB494.5 million

Barring any unforeseen circumstances, the Group expects to receive the necessary certifications for its remaining 9 residential blocks of Xilang project – Ming Yue Shui An (明月水岸), which would allow the Group to progressively hand over the pre-sold units to the buyers. Together with the pre-sold units from the Group's other projects, namely, 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) and Ming Yue Jin An (明月金岸), these will be progressively recognised as revenue from 3QFY2015 onwards once the units are handed over to buyers. The Group has also pre-launched sale of its Phase I of Ren Jie Di Ling (人杰地灵) project in Rushan City and a total of 170 units were available for sales as at 31 December 2014. A full-scale launch would take place in the coming months.

The Board believes that the above will have a positive impact to the Group's performance and profitability for the second half of FY2015.

The Group is on schedule for the construction work-in-progress for its other on-going projects. In addition, the Group is in the process of planning and constructing four other developments, namely Hou De Zai Wu (厚德载物) in Tonghua City, Batai Mountain Project in Wanyuan City, Huizhou Project in Huizhou City and Conghua Project in Conghua City.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

None

(b) Corresponding Period of the Immediately Preceding Financial Year

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

None

(c) Date payable

N/A

(d) Books closure date

N/A

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

No dividend has been declared or recommended for the second quarter results ended 31 December 2014.

13. Use of Placement proceeds

The Board refers to the net proceeds of RMB43,432,000 raised from the placement of 39 million ordinary shares on 27 December 2013. As at 31 December 2014, the Company had used RMB34 million for the Group's property development.

14. Confirmation By Directors Pursuant to Clause 705(5) of the Listing Manual of SGX-ST.

We confirm that to the best of our knowledge, nothing has come to the attention of the Board of Directors of China Yuanbang Property Holdings Limited which may render the financial statements for 2QFY2015 and 1HFY2015 to be false or misleading in any material aspect.

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

Ouyang Sheng
Director

Zheng Shaorong
Director

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

The Company does not have an IPT mandate.

BY ORDER OF THE BOARD

Lin Yeju
Non-Executive Chairman

13 February 2015