



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

HALF YEAR FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 31 DECEMBER 2020

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 2020. These figures have not been audited.

| | Group 6 months ended | | % Changes |
|---|------------------------------------|------------------------------------|--------------|
| | 31/12/2020 RMB'000 Unaudited | 31/12/2019 RMB'000 Unaudited | |
| Revenue | 182,677 | 208,175 | (12.2) |
| Cost of sales | (120,684) | (142,858) | (15.5) |
| Gross profit | 61,993 | 65,317 | (5.1) |
| Other income and gains | 27,338 | 27,384 | (0.2) |
| Selling expenses | (3,641) | (7,297) | (50.1) |
| Administrative expenses | (28,608) | (29,741) | (3.8) |
| Other operating expenses | (7,882) | (14,733) | (46.5) |
| Operating profit | 49,200 | 40,930 | 20.2 |
| Finance costs | (1,301) | (1,301) | 0.0 |
| Profit before income tax | 47,899 | 39,629 | 20.9 |
| Income tax expense | (9,624) | (10,846) | (11.3) |
| Profit for the period | 38,275 | 28,783 | 33.0 |
| 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 | 2,502 | 6,376 | (60.8) |
| Total comprehensive income for the period | 40,777 | 35,159 | 16.0 |
| Profit/ (loss) attributable to: | | | |
| Owners of the Company | 36,373 | 30,204 | 20.4 |
| Non-controlling interests | 1,902 | (1,421) | N.M. |
| | 38,275 | 28,783 | 33.0 |
| Total comprehensive income attributable to: | | | |
| Owners of the Company | 38,875 | 36,580 | 6.3 |
| Non-controlling interests | 1,902 | (1,421) | N.M. |
| | 40,777 | 35,159 | 16.0 |

Note: 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 | |
|---|------------------|------------------|----------------|----------------|
| | 31/12/2020 | 30/6/2020 | 31/12/2020 | 30/6/2020 |
| | 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 | 100,637 | 105,469 | - | - |
| Investment properties | 569,800 | 569,800 | - | - |
| Land use rights | 9,711 | 9,529 | - | - |
| Prepayment | 120,000 | 120,000 | - | - |
| Deferred tax assets | 45,542 | 45,542 | - | - |
| | 845,690 | 850,340 | 134,381 | 134,381 |
| Current assets | | | | |
| Properties held under development | 553,333 | 504,042 | - | - |
| Properties held for sale | 1,106,070 | 1,144,273 | - | - |
| Accounts receivable | 33,594 | 34,733 | - | - |
| Prepayments, deposits paid and other receivables | 465,888 | 493,349 | 1,358 | 1,501 |
| Due from customers for contract work | 32,585 | 32,585 | - | - |
| Loan receivable | 65,641 | 76,527 | - | - |
| Due from subsidiaries | - | - | 329,591 | 325,477 |
| Cash and bank balances | 77,857 | 80,510 | - | - |
| | 2,334,968 | 2,366,019 | 330,949 | 326,978 |
| Current liabilities | | | | |
| Accounts payable | 394,377 | 411,803 | - | - |
| Receipts in advance | 522,929 | 548,870 | - | - |
| Accruals, deposits received and other payables | 117,928 | 166,384 | 8,356 | 3,051 |
| Interest-bearing bank and other borrowings | 228,048 | 113,073 | - | - |
| Income tax payable | 244,471 | 253,157 | - | - |
| | 1,507,753 | 1,493,287 | 8,356 | 3,051 |
| Net current assets | 827,215 | 872,732 | 322,593 | 323,927 |
| Total assets less current liabilities | 1,672,905 | 1,723,072 | 456,974 | 458,308 |
| Non-current liabilities | | | | |
| Interest-bearing bank and other borrowings | 482,347 | 573,291 | - | - |
| Deferred tax liabilities | 135,568 | 135,568 | - | - |
| | 617,915 | 708,859 | - | - |
| Net assets | 1,054,990 | 1,014,213 | 456,974 | 458,308 |
| EQUITY | | | | |
| Equity attributable to owners of the Company | | | | |
| Share capital | 6,255 | 6,255 | 6,255 | 6,255 |
| Reserves | 800,632 | 761,757 | 450,719 | 452,053 |
| | 806,887 | 768,012 | 456,974 | 458,308 |
| Non-controlling interests | 248,103 | 246,201 | - | - |
| Total equity | 1,054,990 | 1,014,213 | 456,974 | 458,308 |

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

| As at 31/12/2020 | | As at 30/06/2020 | |
|------------------|-----------|------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| 228,048 | - | 113,073 | - |

Amount repayable after one year

| As at 31/12/2020 | | As at 30/06/2020 | |
|------------------|-----------|------------------|-----------|
| Secured | Unsecured | Secured | Unsecured |
| RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| 454,246 | 28,101 | 545,625 | 27,666 |

Details of any collateral

As at 31 December 2020, the Group's interest-bearing bank borrowings of RMB682.3 million were secured by pledging certain of its properties held under development, properties held for sale and its investment properties.

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 6 months ended | |
|--|------------------------------------|------------------------------------|
| | 31/12/2020 RMB'000 Unaudited | 31/12/2019 RMB'000 Unaudited |
| Cash flows from operating activities | | |
| Profit before income tax | 47,899 | 39,629 |
| Adjustments for: | | |
| Interest income | (9,856) | (10,523) |
| Interest expenses | 1,301 | 1,301 |
| Amortisation of land use rights | 182 | 190 |
| Impairment of other receivables | - | 772 |
| Depreciation of property, plant and equipment | 4,019 | 4,234 |
| Operating profit before working capital changes | 43,545 | 35,603 |
| Decrease/ (increase) in properties held under development | (83,271) | (115,983) |
| Decrease in properties held for sale | 100,771 | 140,052 |
| Decrease in accounts receivable | 1,139 | 3,731 |
| Decrease/ (increase) in prepayments, deposits paid and other receivables | 47,465 | 20 |
| Decrease in account payables | (17,426) | (86,605) |
| (Decrease)/ increase in receipts in advance | (25,941) | 40,905 |
| (Decrease)/ increase in accruals, deposits received and other payables | (64,102) | 48,857 |
| Cash generated from operations | 2,180 | 66,580 |
| Income taxes paid | (4,327) | (3,903) |
| Interest received | 736 | 11,037 |
| <i>Net cash generated from/ (used in) operating activities</i> | (1,411) | 73,714 |
| Cash flows from an investing activity | | |
| Proceed from sales of property, plant and equipment | 811 | - |
| Purchase of property, plant and equipment | - | (1,363) |
| <i>Net cash generated from/ (used in) investing activities</i> | 811 | (1,363) |
| Cash flows from financing activities | | |
| Proceeds from bank and other borrowings | 120,000 | 49,410 |
| Repayments of bank and other borrowings | (95,967) | (170,453) |
| Interest paid | (28,589) | (30,190) |
| <i>Net cash used in financing activities</i> | (4,556) | (151,233) |
| Net decrease in cash and cash equivalents | (5,156) | (78,882) |
| Effect on exchange translation | 2,503 | 6,376 |
| Cash and cash equivalents at beginning of period | 62,515 | 105,152 |
| Cash and cash equivalents at end of period | 59,862 | 32,646 |

| | Group | |
|---|------------------------------------|------------------------------------|
| | 31/12/2020 RMB'000 Unaudited | 31/12/2019 RMB'000 Unaudited |
| Cash and bank balances | 77,857 | 50,641 |
| Less: Restricted bank deposits | (17,995) | (17,995) |
| Cash and cash equivalents for the purpose of statement of cash flows | 59,862 | 32,646 |

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 | Contributed surplus* RMB'000 | Merger reserve* RMB'000 | Revaluation reserve* RMB'000 | Statutory reserve* RMB'000 | Translation reserve* RMB'000 | Retained profits* RMB'000 | Non-controlling Interests RMB'000 | Total Equity RMB'000 |
|---|--------------------------|---------------------------|---------------------------------|----------------------------|---------------------------------|-------------------------------|---------------------------------|------------------------------|--------------------------------------|-------------------------|
| At 30 June 2019 and 1 July 2019 (Audited) | 133,882 | 302,585 | - | 20,720 | 10,293 | 98,756 | 9,270 | 111,269 | 228,976 | 915,751 |
| (Loss)/profit for the period | - | - | - | - | - | - | - | 30,204 | (1,421) | 28,783 |
| Other comprehensive income | | | | | | | | | | |
| - Exchange differences on translation of financial statements of foreign operations | - | - | - | - | - | - | 6,376 | - | - | 6,376 |
| Total comprehensive income for the period | - | - | - | - | - | - | 6,376 | 30,204 | (1,421) | 35,159 |
| Capital reorganisation | (127,627) | - | 127,627 | - | - | - | - | - | - | - |
| At 31 December 2019 (Unaudited) | 6,255 | 302,585 | 127,627 | 20,720 | 10,293 | 98,756 | 15,646 | 141,473 | 227,555 | 950,910 |
| At 30 June 2020 and 1 July 2020 (Audited) | 6,255 | 302,585 | 127,627 | 20,720 | 10,293 | 137,694 | 14,492 | 148,346 | 246,201 | 1,014,213 |
| Profit/ (loss) for the period | - | - | - | - | - | - | - | 36,373 | 1,902 | 38,275 |
| Other comprehensive income | | | | | | | | | | |
| - Exchange differences on translation of financial statements of foreign operations | - | - | - | - | - | - | 2,502 | - | - | 2,502 |
| Total comprehensive income for the period | - | - | - | - | - | - | 2,502 | 36,373 | 1,902 | 40,777 |
| At 31 December 2020 (Unaudited) | 6,255 | 302,585 | 127,627 | 20,720 | 10,293 | 137,694 | 16,994 | 184,719 | 248,103 | 1,054,990 |

* These reserve accounts comprise the consolidated reserves of approximately RMB803,632,000 (1HFY2020: RMB717,100,000) in the consolidated statement of financial position.

| Company | Share capital RMB'000 | Share premium** RMB'000 | Contributed surplus** RMB'000 | Translation reserve* RMB'000 | Accumulated losses** RMB'000 | Total RMB'000 |
|---|--------------------------|----------------------------|----------------------------------|---------------------------------|---------------------------------|------------------|
| At 1 July 2019 (Audited) | 133,882 | 304,474 | 35,064 | - | (15,245) | 458,175 |
| Loss for the year and total comprehensive income for the year | - | - | - | - | (959) | (959) |
| Exchange differences on translation of financial statements of foreign operations | - | - | - | 2,334 | - | 2,334 |
| Capital reorganisation (Note) | (127,627) | - | 127,627 | - | - | - |
| At 31 December 2019 (Unaudited) | 6,255 | 304,474 | 162,691 | 2,334 | (16,204) | 459,550 |
| At 1 July 2020 (Audited) | 133,882 | 304,474 | 35,064 | - | (15,245) | 458,175 |
| Loss for the year and total comprehensive income for the year | - | - | - | - | (2,387) | (2,387) |
| Exchange differences on translation of financial statements of foreign operations | - | - | - | 1,186 | - | 1,186 |
| At 31 December 2020 (Unaudited) | 133,882 | 304,474 | 35,064 | 1,186 | (17,632) | 456,974 |

** These reserve accounts comprise the Company's reserves of approximately RMB323,092,000 (1HFY2020: RMB453,295,000) in the Company's statement of financial position.

Note

On 29 October 2019, the issued and paid-up share capital of the Company was reduced (the "Capital Reduction") from HK\$138,800,000 divided into 69,400,000 Shares with a par value of HK\$2.00 each, to HK\$6,940,000 divided into 69,400,000 Shares with a par value of HK\$0.10 each. The credit arising from the Capital Reduction in the sum of HK\$131,860,000 (equivalent to approximately RM127,627,000) was credited to the contributed surplus of the Company.

1(d)(ii)Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, 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 the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings 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. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding year.

There were no shares held as treasury shares and the Company does not have any share that may be issued on conversion of any outstanding convertibles as at 31 December 2020.

There were no subsidiary holdings as at 31 December 2020.

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 | |
|---|------------|------------|------------|------------|
| | 31/12/2020 | 30/06/2020 | 31/12/2020 | 30/06/2020 |
| Total number of issued shares | 69,400,000 | 69,400,000 | 69,400,000 | 69,400,000 |
| Less: Treasury shares | - | - | - | - |
| Total number of issued shares excluding treasury shares | 69,400,000 | 69,400,000 | 69,400,000 | 69,400,000 |

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

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings 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 modifications or emphasis of a matter).

Not applicable

3A. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:

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 2020.

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 adopted a number of new standards, amendments to standards and interpretations that are effective for annual periods beginning on or after 1 July 2020. The adoption of new standards, amendments to standards and interpretations did not result in any significant impact on the financial statements of the Group.

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 | |
|---------------------------------|----------------|------------|
| | 6 months ended | |
| | 31/12/2020 | 31/12/2019 |
| | Unaudited | Unaudited |
| Earnings per share | | |
| (a) Basic (RMB dollars) | 0.52 | 0.44 |
| (b) Fully diluted (RMB dollars) | N/A | N/A |

Note:

The calculation of basic earnings per ordinary share is based on the profit for the six months ended 31 December 2020 ("1HFY2020") attributable to owner of the Company of approximately RMB36,373,000 (1HFY2020: RMB30,204,000) and on weighted average number of shares of 69,400,000 (1HFY2020: 69,400,000) ordinary shares in issue during the said periods. Diluted earnings per share for the period ended 31 December 2020 and diluted loss per share for the period ended 31 December 2019 were 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 | |
|--|------------|------------|------------|------------|
| | 31/12/2020 | 30/06/2020 | 31/12/2020 | 30/06/2020 |
| Net asset value per ordinary share based on issued share capital at the end of the period: (RMB dollars) | 11.67 | 11.07 | 6.58 | 6.60 |

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

For the half year ended 31 December 2020 ("1HFY2021"), the Group's revenue was mainly derived from the sales of units in Shan Qing Shui Xiu (山清水秀) and Hou De Zai Wu (厚德载物).

In 1HFY2021, the Group recorded revenue of RMB182.7 million which was RMB 25.5 million lower compared to RMB 208.2 million in 1HFY2020.

The decrease in revenue was attributed to the decrease in the number of residential units handed over in 1HFY2021. Although the Group handed over 69 residential units of Shan Qing Shui Xiu in 1HFY2021, compared to only 18 residential units of Shan Qing Shui Xiu handed over in 1HFY2020, the Group did not handover any units in Ming Yue Shui An in 1HFY2021 as the Group had completed the handover of all units in Ming Yue Shui An in FY2020 (86 residential units of Ming Yue Shui An were handed over in 1HFY2020). Further, the Group also

handed over a lower number of 18 residential units of Hou De Zai Wu in 1HFY2021 as compared to over 51 residential units in 1HFY2020.

Cost of sales

The Group's cost of sales in 1HFY2021 amounted to RMB120.7 million which was RMB22.2 million lower compared to RMB142.9 million in 1HFY2020.

The decrease in cost of sales for 1HFY2021 was mainly attributable to the decrease in number of residential units handed over to buyers.

Gross profit

The Group's gross profit in 1HFY2021 amounted to RMB62.0 million, which was RMB3.3 million lower compared to RMB65.3 million in 1HFY2020. The lower gross profit is in tandem with the lower number of units handed over in 1HFY2021.

The gross profit margin in 1HFY2021 was 34% compared to 31% in 1HFY2020. The increase in gross profit margin was due to more residential units of Shan Qing Shui Xiu handed over during the period and which had a higher gross profit margin compared to Ming Yue Shui An.

Other income and gains

For 1HFY2021, the Group recorded other income and gains of RMB27.3 million, which was RMB0.1 million lower compared to RMB27.4 million in 1HFY2020. The other income mainly consisted of interest income derived from the loan made to Guangzhou Jiadi Xindu Development Co., Ltd. and admission ticket sales and in-park recreation income of Batai Mountain National Park.

Selling expenses

The Group recorded selling expenses of RMB3.6 million in 1HFY2021, which was RMB3.7 million lower compared to RMB7.3 million in 1HFY2020. The decrease was mainly attributable to the decrease in sales commission to the agents and sales promotion expenses.

Administrative expenses

For 1HFY2021, the Group's administrative expenses of RMB28.6 million which were RMB1.1 million lower compared to RMB29.7 million in 1HFY2020. Included in the administrative expenses were mainly salaries and related costs, travelling and transportation costs and professional fees. The decrease in administrative expenses was mainly due to the costs control policy implemented on administrative expenses such as staff cost and travelling expenses.

Other operating expenses

For 1HFY2021, the Group recorded other operating expenses of RMB7.9 million which were RMB6.9 million lower compared to RMB14.7 million in 1HFY2020. The decrease was due to (i) decrease in direct costs of the operation of Batai Mountain National Park as a result of cost control policy; (ii) absence of the one off tax payments such as urban construction tax and duties charged by the local government which amounted to RMB6.1 million in 1HFY2020.

Finance costs

The finance costs were mainly interest expenses for other borrowing for general operating purpose. The finance costs were not capitalised for properties held under development.

Income tax expense

For 1HFY2021, the Group recorded income tax expense of RMB9.6 million which was RMB1.2 million lower compared to RMB10.8 million in 1HFY2020. The amount mainly represented the provision of land appreciation tax and enterprise income tax during the period.

Profit for the period

Net profit attributable to owners of the Company of RMB36.4 million was recorded for 1HFY2021, compared to RMB30.2 million for 1HFY2020. The increase in Net Profit despite the reduction in Gross Profit, was mainly due to reduction in operating expenses as explained above.

Total comprehensive income for the period

Total comprehensive income attributable to owners of the Company of RMB 38.9 million was recorded for 1HFY2021, compared to RMB36.6 million for 1HFY2020. Included in the comprehensive income attributable to owners of the Company was a gain on exchange differences on translation of financial statements of foreign operations of RMB 2.5 million for 1HFY2021. The gain on exchange differences in 1HFY2020 was as a result of the difference in historical rate and spot rate of share capital in relation to the capital reorganisation as approved by shareholders at a special general meeting held on 29 October 2019.

(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 2020****Current assets**

As at 31 December 2020, the Group's current assets stood at RMB2,335.0 million, representing a decrease of RMB31.0 million compared to RMB2,366.0 million as at 30 June 2020.

The decrease was mainly due to the net effect of (i) increase in properties held under development by RMB49.3 million due to the Group's Shan Qing Shui Xiu project; (ii) decrease in property held for sales by RMB38.2 million; (iii) decrease in loan receivables of RMB10.9 million due to repayment during the period; and (iv) decrease in prepayment, deposits paid and other receivables of RMB 27.4 million mainly due to settlement of prepaid construction cost for Tonghua project.

Non-current assets

As at 31 December 2020, the Group had non-current assets of RMB845.7 million, representing a slight decrease of RMB4.6 million compared to RMB850.3 million as at 30 June 2020. The non-current assets mainly consist of investment properties of RMB 569.8 million and balance deposit of RMB120.0 million for a potential acquisition of a company that holds the development rights to a 32,566.64 sqm. land parcel in Huadu District of Guangzhou. The proposal for the property development of the aforesaid land parcel had been submitted to the relevant authority. The Group intends to acquire the company and develop the land after the necessary approvals are obtained.

Current liabilities

As at 31 December 2020, the Group's current liabilities stood at RMB1,507.8 million, representing an increase of RMB14.5 million, compared to RMB1,493.3 million as at 30 June 2020.

The increase in current liabilities was mainly due to the reclassification from long-term bank borrowing to short-term bank borrowing of RMB 136.0 million which was offset by (i) decrease

in accruals, deposits received and other payables by RMB48.5 million; (ii) decrease in receipt in advance of RMB26.0 million due to handed over of property units of the Group's Huadu project, Shan Qing Shui Xiu; (iii) a repayment of short-term loans of RMB 18 million during the period and (iv) decrease in accounts payable and income tax payables of RMB 17.4 million and RMB 8.7 million, respectively, during the period.

Non-current liabilities

As at 31 December 2020, the Group's non-current liabilities stood at RMB617.9 million, representing an decrease of RMB91.0 million, compared to RMB708.9 million as at 30 June 2020. The decrease in balance was due to the reclassification of a long-term bank borrowing to short-term bank borrowing during the period.

Total equity

As at 31 December 2020, the Group's equity stood at RMB1,055.0 million, representing an increase of RMB40.8 million, compared to RMB1,014.2.8 million as at 30 June 2020. This was due mainly to the profit for the period under review.

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

Not applicable.

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 the mainland cities have been slowly recovered from the outbreak of COVID-19, it is expected that the business environment will remain challenging in 2021.

The residential prices in China had maintained a slow growth rate in second half of 2020. According to the data released by National Bureau of Statistics of China released on 15 January 2021, the price index of new residential buildings in the 70 large and medium-sized cities in China rose by 3.8% year-on-year.

However, Management expects the property market remain soft in 2021 as the economic recovery remains uncertain. The Group will monitor the situation closely and continue to maintain its prudent business strategy.

Details of the occupancy and take-up rates of the Group's major existing projects which had obtained pre-sale certificates as at 31 December 2020 are as follows:

| | Shan Qing Shui Xiu (山清水秀) | Ming Yue Jin An (明月金岸) | Ming Yue Shui An (明月水岸) | Hou De Zai Wu (厚德载物) |
|--|------------------------------|---------------------------|----------------------------|-------------------------|
| Total units available for sales | 2,686 | 713 | 1,419 | 5,650 |
| Total units handed over to buyers as of 31 December 2020 | 1,698 | 500 | 956 | 4,150 |
| Percentage of handed over | 63% | 70% | 67% | 73% |
| Pre-sale units not handed over to buyers as at 31 December 2020 | | | | |
| - Residential unit | 146 | 1 | 5 | 149 |
| - Carpark unit | 10 | 1 | - | 22 |
| - Commercial unit | N/A | N/A | - | 12 |
| Pre-sale value received not handed over to buyers as at 31 December 2020 | RMB133.9 million | RMB2.1 million | RMB0.1 million | RMB329.9 million |

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) Record date

N/A

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

No dividend has been declared or recommended for the half year results ended 31 December 2020 as the Group wishes to reserve its cash for operational purpose.

13. Confirmation By Directors Pursuant to Rule 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 1HFY2021 to be false or misleading in any material aspect.

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

Lin Yeju
Non-Executive Chairman

Zhou Jiangtao
Director

14. 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.

15. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

The Company hereby confirms that it has procured undertakings from all the directors and executive offices under Rule 720(1).

BY ORDER OF THE BOARD

Lin Yeju
Non-Executive Chairman

11 February 2021