



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

FULL YEAR FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE YEAR ENDED 30 JUNE 2017

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 the year ended 30 June 2017. These figures have not been audited.

	Group Year ended		% Changes
	30/06/2017 RMB'000 Unaudited	30/06/2016 RMB'000 Audited	
Revenue	684,810	602,212	13.7
Cost of sales			
- Cost of properties held for sale recognised as expenses and other costs	(618,822)	(528,169)	17.2
Gross profit	65,988	74,043	(10.9)
Other income and gains	45,395	31,040	46.3
Fair value adjustments on investment properties	53,593	14,343	273.7
Selling expenses	(41,433)	(21,815)	89.9
Administrative expenses	(74,230)	(96,819)	(23.3)
Other operating expenses	(26,905)	(9,051)	197.3
Operating profit/(loss)	22,408	(8,259)	(371.3)
Finance costs	(2,197)	(1,708)	28.6
Profit/(loss) before income tax	20,211	(9,967)	(302.8)
Income tax expense	(47,354)	(83,285)	(43.1)
Loss for the year	(27,143)	(93,252)	(70.9)
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	(739)	288	(356.6)
Items that will not be reclassified subsequently to profit or loss:			
Revaluation surplus upon transfer of owner-occupied properties to investment properties	-	10,446	N.M.
Deferred tax liabilities arising on revaluation of properties	-	(4,735)	N.M.
Other comprehensive income for the year	(739)	5,999	(112.3)
Total comprehensive income for the year	(27,882)	(87,253)	(68.0)
Losses attributable to:			
Owners of the Company	(27,733)	(81,739)	(66.1)
Non-controlling interests	590	(11,513)	105.1
	(27,143)	(93,252)	(70.9)

	Group		
	Year ended		%
	30/06/2017	30/06/2016	
	RMB'000	RMB'000	
Unaudited	Audited	Changes	
Total comprehensive income attributable to:			
Owners of the Company	(28,472)	(75,740)	(62.4)
Non-controlling interests	590	(11,513)	105.1
	(27,882)	(87,253)	(68.0)

N.M. – Not meaningful

The Group's profit/(loss) before income tax is arrived at after charging/(crediting):

	Group	
	Year ended	
	30/06/2017	30/06/2016
	RMB'000	RMB'000
	Unaudited	Audited
Amortisation of land use rights	287	323
Depreciation of property, plant and equipment	9,099	6,746
Interest charges on financial liabilities carried at amortised cost	118,417	142,876
Less: amount capitalised in properties held under development	(116,220)	(141,168)
	2,197	1,708
Bank interest income from bank deposits	(937)	(880)
Write-down of properties held for sale to net realisable value	2,740	28,869
Loss/(gain) on disposals of property, plant and equipment	193	(1,470)
Provision for impairment of other receivables	3,501	-

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	
	30/06/2017	30/06/2016	30/06/2017	30/06/2016
	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	104,722	69,721	-	-
Investment properties	589,200	535,607	-	-
Land use rights	10,381	10,668	-	-
Deferred tax assets	49,738	49,384	-	-
	754,041	665,380	134,381	134,381
Current assets				
Properties held under development	1,329,810	1,380,839	-	-
Properties held for sale	1,949,859	1,872,160	-	-
Accounts receivable	32,802	6,377	-	-
Prepayments, deposits paid and other receivables	765,384	664,868	1,447	1,317
Due from subsidiaries	-	-	336,550	340,011
Cash and bank balances	523,431	198,352	-	-
	4,601,286	4,122,596	337,997	341,328
Current liabilities				
Accounts payable	537,572	346,733	-	-
Receipts in advance	1,154,969	1,272,462	-	-
Accruals, deposits received and other payables	1,185,537	409,681	8,844	7,859
Interest-bearing bank and other borrowings	524,193	785,246	-	-
Income tax payable	189,453	202,989	-	-
	3,591,724	3,017,111	8,844	7,859
Net current assets	1,009,562	1,105,485	329,153	333,469
Total assets less current liabilities	1,763,603	1,770,865	463,534	467,850
Non-current liabilities				
Interest-bearing bank and other borrowings	660,732	653,509	-	-
Deferred tax liabilities	138,749	125,352	-	-
	799,481	778,861	-	-
Net assets	964,122	992,004	463,534	467,850

	Group		Company	
	30/06/2017	30/06/2016	30/06/2017	30/06/2016
	RMB'000	RMB'000	RMB'000	RMB'000
	Unaudited	Audited	Unaudited	Audited
EQUITY				
Equity attributable to owners of the Company				
Share capital	133,882	133,882	133,882	133,882
Reserves	532,976	561,448	329,652	333,968
	666,858	695,330	463,534	467,850
Non-controlling interests	297,264	296,674	-	-
Total equity	964,122	992,004	463,534	467,850

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

Amount repayable in one year or less, or on demand

As at 30/06/2017		As at 30/06/2016	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
504,193	20,000	444,000	341,246

Amount repayable after one year

As at 30/06/2017		As at 30/06/2016	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
636,526	24,206	619,508	34,001

Details of any collateral

As at 30 June 2017, the Group's interest-bearing bank borrowings of RMB486.4 million (2016: RMB538 million) and other borrowings of RMB654.3 million (2016: RMB526 million) were secured by the pledge of the Group's properties held under development, properties held for sale, bank deposits and investment properties of RMB515,028,000, RMB908,957,000, RMB97,107,000 and RMB532,911,000 (2016: RMB423,106,000, RMB986,963,000, RMB69,835,000 and RMB145,475,000), respectively.

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 Year ended	
	30/06/2017 RMB'000 Unaudited	30/06/2016 RMB'000 Audited
Cash flows from operating activities		
Profit/(loss) before income tax	20,211	(9,967)
Adjustments for:		
Amortisation of land use rights	287	323
Depreciation of property, plant and equipment	9,099	6,746
Fair value adjustments on investment properties	(53,593)	(14,343)
Interest expense	2,197	1,708
Interest income	(937)	(880)
Loss/(gain) on disposals of property, plant and equipment	193	(1,470)
Impairment loss on other receivables	3,501	-
Write-down of properties held for sales	2,740	28,869
Operating (loss)/profit before working capital changes	(16,302)	10,986
Increase in properties held under development	(1,239,989)	(407,505)
Decrease in properties held for sale	1,327,004	522,638
Increase in accounts receivable	(26,425)	(6,377)
(Increase)/decrease in prepayments, deposits paid and other receivables	(104,017)	25,980
Increase/(decrease) in accounts payable	190,839	(73,591)
(Decrease)/increase in receipts in advance	(117,493)	191,609
Increase in accruals, deposits received and other payables	775,856	117,464
Cash generated from operations	789,473	381,204
Income taxes paid	(47,847)	(49,815)
Interest received	937	880
<i>Net cash generated from operating activities</i>	742,563	332,269
Cash flows from investing activities		
(Increase)/decrease in restricted bank deposits	(22,260)	101,909
Purchases of property, plant and equipment	(44,668)	(9,646)
Proceeds from disposals of property, plant and equipment	170	2,619
<i>Net cash (used in)/generated from investing activities</i>	(66,758)	94,882
Cash flows from financing activities		
Interest paid	(118,417)	(142,876)
Proceeds from bank and other borrowings	1,063,000	482,933
Repayments of bank and other borrowings	(1,316,830)	(763,552)
<i>Net cash used in financing activities</i>	(372,247)	(423,495)

	Group	
	Year ended	
	30/06/2017	30/06/2016
	RMB'000	RMB'000
	Unaudited	Audited
Net increase in cash and cash equivalents	303,558	3,656
Effect on foreign exchange translation	(739)	288
Cash and cash equivalents at beginning of year	105,871	101,927
Cash and cash equivalents at end of year	408,690	105,871
Analysis of balances of cash and cash equivalents		
Cash and bank balances	523,431	198,352
Less: Restricted bank deposits	(114,741)	(92,481)
	408,690	105,871

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	Retained profits* RMB'000	Non-controlling Interests RMB'000	Total Equity RMB'000
At 1 July 2015 (Audited)	133,882	302,585	20,720	4,582	93,892	2,850	212,559	308,187	1,079,257
Loss for the year	-	-	-	-	-	-	(81,739)	(11,513)	(93,252)
Other comprehensive income									
- Revaluation surplus upon transfer of owner-occupied properties to investment properties	-	-	-	10,446	-	-	-	-	10,446
- Deferred tax liabilities arising on revaluation of properties	-	-	-	(4,735)	-	-	-	-	(4,735)
- Exchange differences on translation of financial statements of foreign operations	-	-	-	-	-	288	-	-	288
Total comprehensive income for the year	-	-	-	5,711	-	288	(81,739)	(11,513)	(87,253)
At 30 June 2016 and 1 July 2016 (Audited)	133,882	302,585	20,720	10,293	93,892	3,138	130,820	296,674	992,004
(Loss)/profit for the year	-	-	-	-	-	-	(27,733)	590	(27,143)
Other comprehensive income									
- Exchange differences on translation of financial statements of foreign operations	-	-	-	-	-	(739)	-	-	(739)
Total comprehensive income for the year	-	-	-	-	-	(739)	(27,733)	590	(27,882)
At 30 June 2017 (Unaudited)	133,882	302,585	20,720	10,293	93,892	2,399	103,087	297,264	964,122

* These reserve accounts comprise the consolidated reserves of approximately RMB532,976,000 (2016: RMB561,448,000) in the consolidated statement of financial position.

Company	Share capital RMB'000	Share premium** RMB'000	Contributed surplus** RMB'000	Accumulated losses** RMB'000	Total RMB'000
At 1 July 2015 (Audited)	133,882	304,474	35,064	(1,900)	471,520
Loss for the year and total comprehensive income for the year	-	-	-	(3,670)	(3,670)
At 30 June 2016 and 1 July 2016 (Audited)	133,882	304,474	35,064	(5,570)	467,850
Loss for the year and total comprehensive income for the year	-	-	-	(4,316)	(4,316)
At 30 June 2017 (Unaudited)	133,882	304,474	35,064	(9,886)	463,534

** These reserve accounts comprise the Company's reserves of approximately RMB329,652,000 (2016: RMB333,968,000) in the statement of financial position of the Company.

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 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 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 as at the end of the current financial period reported on and as at the end of the immediately preceding financial year.

There were no subsidiary holdings and treasury shares and the Company does not have any share that may be issued on conversion of any outstanding convertibles as at 30 June 2017 and as at 30 June 2016.

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 financial year.

	Group		Company	
	30/06/2017	30/06/2016	30/06/2017	30/06/2016
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, 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.

There were no subsidiary holdings as at the end of the current financial period reported on.

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 has adopted the same accounting policies and methods of computation as stated in the audited financial statements for the year ended 30 June 2016, except for the adoption for the new and amended International Financial Reporting Standards (IFRSs) which become effective on 1 July 2016. The adoption of these new and amended IFRSs did not give rise to significant change to the 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.

Not applicable

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	
	Year ended	
	30/06/2017	30/06/2016
Losses per ordinary share		
(a) Basic (RMB dollar)	(0.40)	(1.18)
(b) Fully diluted (RMB dollar)	N/A	N/A

Notes:

The calculation of basic losses per ordinary share is based on the losses for the year attributable to owner of the Company of approximately RMB27,733,000 (FY2016: RMB81,739,000) and the ordinary shares of 69,400,000 (FY2016: ordinary shares of 69,400,000) in issue during the year.

Diluted earnings per ordinary share for the year ended 30 June 2017 and 30 June 2016 was not presented as there was no potential dilution of the Group'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	
	30/06/2017	30/06/2016	30/06/2017	30/06/2016
Net asset value per ordinary share based on issued share capital at the end of the period (RMB dollars)	9.61	10.02	6.68	6.74

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 year ended 30 June 2017 ("FY2017") was mainly contributed by the sales from Xilang Project namely Ming Yue Shui An (明月水岸), Huadu Project (Phases I and II) namely Shan Qing Shui Xiu (山清水秀) in Guangzhou City, Phase III of Aqua Lake Project namely Aqua Lake Grand City (绿湖豪城) in Nanchang City and Hou De Zai Wu (厚德载物) Project in Tonghua City.

The Group's revenue amounted to RMB684.8 million for FY2017 which was RMB82.6 million higher compared to RMB602.2 million in FY2016.

The increase in revenue was mainly the net effect of (i) the recognition of the consideration of approximately RMB254 million, after deducting value-added tax of RMB14 million, following the completion of handover of the legal title of the *hotel property in Nanchang to the purchasers; and (ii) the handover of fewer residential units of Phase II of Aqua Lake Grand City because about 97% of the project had been handed over to buyers in previous years.

**please refer to the announcements released via SGXNet on 25 May 2013 and 19 June 2013.*

Cost of sales

The Group recorded cost of sales of RMB618.8 million for FY2017 which was RMB90.6 million higher compared to RMB528.2 million in FY2016. The increase in cost of sales by 17.2% was mainly due to the additional construction cost incurred for Hou De Zai Wu Project (FY2017: RMB127.4 million; FY2016: RMB116.0 million) during the year. The Group also incurred an impairment of the net realisable value of long aging carpark lots at Aqua Lake Project amounting to RMB2.7 million (FY2016: RMB28.9 million).

Gross profit

The Group recorded a gross profit of RMB66.0 million for FY2017 which was RMB8.0 million lower compared to RMB74.0 million in FY2016. Gross profit margin also decreased to 9.6% in FY2017 from 12.3% in FY2016. The decline in gross profit margin was mainly due to the sale of Hou De Zai Wu Project which commanded lower gross profit margins than the Group's other projects in Guangzhou.

Other income and gains

The Group recorded other income and gains of RMB45.4 million for FY2017 which was RMB14.4 million higher compared to RMB31.0 million in FY2016. The increase was mainly attributable to the increased ticket sales income of Batai Mountain National Park of RMB19.6 million (FY2016: RMB10.1 million) for the year.

Fair value adjustment on investment properties

The Group recorded a gain of RMB53.6 million arising from fair value adjustment on the Group's investment properties in FY2017 compared to RMB14.3 million in FY2016 based on the valuation carried out by Jones Lang LaSalle Corporate Appraisal and Advisory Limited on 24 August 2017. The fair value of investment properties increased as evidenced by the higher average market rental prices in certain cities of the People's Republic of China ("PRC") and increased leased out ratio in the current year.

Selling expenses

The Group recorded selling expenses of RMB41.4 million for FY2017 which was RMB19.6 million higher compared to RMB21.8 million in FY2016. The increase was mainly attributable to (i) increased commission to the sales agents (FY2017: RMB14.1 million; FY2016: RMB2.1 million) in order to boost the sale of residential units of Ming Yue Shui An and Shan Qing Shui Xiu; and (ii) increased advertising and promotional activities during the year.

Administrative expenses

The Group recorded administrative expenses of RMB74.2 million for FY2017 which was RMB22.6 million lower compared to RMB96.8 million in FY2016. The decrease was mainly due to lower expenses including staff allowance, entertainment and travelling expenses due to the implementation of cost controls policy.

Other operating expenses

The Group recorded other operating expenses of RMB26.9 million for FY2017 which was RMB17.8 million higher compared to RMB9.1 million in FY2016. The amount mainly represented the direct expenses such as staff cost, repair and maintenance, amounting to RMB14.1 million (FY2016: RMB8.5 million) in relation to the Batai Mountain National Park.

Finance costs

The Group recorded finance costs of RMB2.2 million for FY2017 which was RMB0.5 million higher compared to RMB1.7 million in FY2016. The increase was mainly due to the increase in other borrowings which were used for working capital purposes during the year. Finance costs for borrowings which were used for project financing were capitalised to the relevant projects accordingly.

Income tax expense

The breakdown of income tax expense is as follows:

	FY2017 RMB'000	FY2016 RMB'000
Current income tax - PRC		
- Enterprise income tax	34,637	26,706
- Land appreciation tax	<u>(326)</u>	<u>84,383</u>
	34,311	111,089
Deferred tax - PRC	13,043	(27,804)
	<u>47,354</u>	<u>83,285</u>
Total income tax expense	<u>47,354</u>	<u>83,285</u>

The Group recorded income tax expense of RMB47.4 million for FY2017 which was RMB35.9 million lower compared to RMB83.3 million in FY2016. The amount mainly represented the net effect of provision of PRC enterprise income tax ("EIT") of RMB34.6 million, land appreciation tax ("LAT") credit of RMB0.3 million and deferred tax liabilities of RMB13.1 million provided for the year.

The increase in provision of PRC EIT from last year was due to the increase in assessable profits during the year. The provision of LAT was lower for FY2017 because significant LAT provision was made in last year in respect of the appreciation value on the deemed sales of relocation properties (as disclosed in the FY2016 result announcement) but no sale or handover of such kind of relocation properties was made in the current year.

The deferred tax liabilities provided were in line with the revaluation gain of investment properties during the year.

Loss for the year

The Group recorded a loss for the year of RMB27.1 million for FY2017 compared to RMB93.3 million in FY2016. This was mainly due to the increase in turnover, fair value gain on investment properties and decrease in income tax expense during the year.

Cash flows analysis

For FY2017, the Group recorded RMB742.6 million of cash inflow from operating activities which was mainly attributable to the increase in accounts payable and accruals and other payables.

The net cash outflow from investing activities in FY2017 of RMB66.8 million was mainly due to purchase of properties, plant and equipment and increase in restricted bank deposits.

The net cash outflow from financing activities in FY2017 of RMB372.2 million was mainly due to repayments of bank and other borrowings and payment of interest.

As a result, the Group has cash and cash equivalents of RMB408.7 million.

(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 Consolidated Financial Position as at 30 June 2017

Non-current assets

As at 30 June 2017, the Group's non-current assets stood at RMB754.0 million, representing an increase of RMB88.6 million compared to RMB665.4 million as at 30 June 2016. The increase was mainly attributable to an increase in investment properties of RMB53.6 million due to the fair value adjustment on the Group's investment properties as per valuation carried out by Jones Lang LaSalle Corporate Appraisal and Advisory Limited on 24 August 2017.

Current assets

As at 30 June 2017, the Group's current assets stood at RMB4,601.3 million, representing an increase of RMB478.7 million compared to RMB4,122.6 million as at 30 June 2016. The increase was mainly attributable to an increase in properties held for sale by RMB77.7 million which was partially offset by the decrease in property held under development by RMB51.0 million. The increase in property held for sales and decrease in property held under development was due to the completion of Hou De Zai Wu (厚德载物) Project during the period and as a result, the said project was reclassified as "property held for sale" from "property held under development".

The increase in current assets was also due to the increase in cash and bank balances, which was mainly from the refundable deposits received from potential buyers, increase in advances made to the subcontractors for construction works and increase in accounts receivable, which represented the outstanding balance of RMB32.7 million due from the hotel purchaser upon the transfer of legal title of the hotel property in Nanchang to them during the year.

Current liabilities

As at 30 June 2017, the Group's current liabilities stood at RMB3,591.7 million, representing an increase of RMB574.6 million, compared to RMB3,017.1 million as at 30 June 2016.

This was mainly due to the net effect of (i) an increase in accounts payable by RMB190.8 million due to the Group's subcontractors and suppliers; (ii) an increase in accruals and other payables by RMB775.9 million which included the accruals of construction cost and refundable deposits received from potential customers before entering sales and purchase agreements with the Group; and (iii) net decrease in interest-bearing bank and other borrowings by RMB261.1 million as a result of the repayment of loans.

Non-current liabilities

As at 30 June 2017, the Group's non-current liabilities stood at RMB799.5 million, representing an increase of RMB20.6 million, compared to RMB778.9 million as at 30 June 2016. This was mainly due to the increase in deferred tax liabilities arising from the revaluation of the Group's investment properties for the year.

Total equity

As at 30 June 2017, the Group's equity stood at RMB964.1 million, representing a decrease of RMB27.9 million, compared to RMB992.0 million as at 30 June 2016. This was mainly due to the loss for the year.

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.

The Group has recently been notified by the Wanyuan County Tourism Bureau (“the Bureau”) that certain application procedures for the facilities at the Batai Mountain National Park are not in order and do not meet the compliance requirements in relation to the protection of the environment and community in the vicinity. As such, the Group was requested to halt its operations at Batai Mountain National Park until the rectification works are completed and formal approvals are granted by the Bureau after its inspection. The Group will carry out the required rectification works and update shareholders if there are any material updates. The halting of the Group’s operations at Batai Mountain National Park will not have any material impact to the Group’s financial performance. The ticket sales from Batai Mountain National Park contributed RMB19.6 million (FY2016: RMB10.1 million) of the Group’s other income and gains for FY2017.

The Chinese Government is constantly fine-tuning its policies for the property market which the Group will monitor closely and will continue to implement formulated strategies to mitigate against any possible headwinds.

The Group will continue its property development in Guangzhou and at the same time, expedite its efforts to destock its inventory of projects in the second-tier cities. The Group will also co-operate with other properties developers on new projects in Guangzhou.

Details of the occupancy and take-up rates of the Group’s major existing projects which had obtained pre-sale certificates as at 30 June 2017 are as follows:

	Shan Qing Shui Xiu (山清水秀)	Aqua Lake Grand City (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)	Hou De Zai Wu (厚德载物)
Total residential units available for sales	1,791	1,005	431	404	605	2,035
Total units handed over to buyers as of 30 June 2017	325	976	431	402	350	672
Percentage of handed over	18%	97%	100%	99%	58%	33%
Pre-sale units not handed over to buyers as at 30 June 2017						
- Residential units	398	14	-	1	223	549
- Carpark lots	-	-	17	3	-	1
Pre-sale value not handed over to buyers as at 30 June 2017	RMB290.9 million	RMB84.5 million	RMB11.4 million	RMB2.1 million	RMB434.7 million	RMB284.6 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

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared or recommended for the full year results ended 30 June 2017.

PART II -ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

- 13. 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.**

Properties development is the only business segment of the Group. No geographical segment analysis was presented as the Group's revenue was derived in the PRC. Accordingly, no separate business and geographical segment information was prepared.

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

Not applicable.

- 15. A breakdown of sales.**

Not applicable

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

Not applicable

- 17. 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 any IPT mandate.

18. Disclosure of person 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 pursuant to Rule 704(13).

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any during the year
Lin Yeju	48	Spouse of Mr Chen Jianfeng, Substantial Shareholder.	Non-Executive Director and Chairman of the Board - 2015 Executive Director of Nanchang Changhao Real Estate Consultancy Co. Ltd., a wholly-owned subsidiary of the Group - 2008	Nil

19. 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 officers under Rule 720(1).

BY ORDER OF THE BOARD

Lin Yeju
Non-Executive Chairman

29 August 2017