



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

3RD QUARTER AND NINE MONTHS FINANCIAL STATEMENTS AND DIVIDEND ANNOUNCEMENT FOR THE PERIOD ENDED 31 MARCH 2015

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 March 2015. These figures have not been audited.

	Group 3 months ended			Group 9 months ended		
	31/3/2015 RMB'000 Unaudited	31/3/2014 RMB'000 Unaudited	% Changes	31/3/2015 RMB'000 Unaudited	31/3/2014 RMB'000 Unaudited	% Changes
Revenue	160,545	280,382	(42.7)	350,564	969,517	(63.8)
Cost of sales	(128,844)	(180,624)	(28.7)	(286,233)	(624,180)	(54.1)
Gross profit	31,701	99,758	(68.2)	64,331	345,337	(81.4)
Other income and gains	6,734	5,562	21.1	14,628	12,187	20.0
Selling expenses	(5,555)	(9,788)	(43.2)	(26,303)	(38,265)	(31.3)
Administrative expenses	(29,619)	(26,761)	10.7	(89,189)	(86,681)	2.9
Profit/(loss) before income tax	3,261	68,771	(95.3)	(36,533)	232,578	(115.7)
Income tax expense	(887)	(30,459)	(97.1)	(5,228)	(93,527)	(94.4)
Profit/(loss) for the period	2,374	38,312	(93.8)	(41,761)	139,051	(130.0)
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, net of tax	27	(155)	(117.4)	23	15	53.3
Total comprehensive income/(loss) for the period	2,401	38,157	(93.7)	(41,738)	139,066	(130.0)
Profit/(loss) attributable to:						
Owners of the Company	6,238	9,086	(31.3)	(39,795)	64,167	(162.0)
Non-controlling interests	(3,864)	29,226	(113.2)	(1,966)	74,884	(102.6)
	2,374	38,312	(93.8)	(41,761)	139,051	(130.0)
Total comprehensive income/(loss) attributable to:						
Owners of the Company	6,265	8,931	(29.9)	(39,772)	64,182	(162.0)
Non-controlling interests	(3,864)	29,226	(113.2)	(1,966)	74,884	(102.6)
	2,401	38,157	(93.7)	(41,738)	139,066	(130.0)

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	
	31/3/2015 RMB'000 Unaudited	30/06/2014 RMB'000 Audited	31/3/2015 RMB'000 Unaudited	30/06/2014 RMB'000 Audited
ASSETS AND LIABILITIES				
Non-current assets				
Interests in subsidiaries	-	-	134,381	134,381
Property, plant and equipment	82,138	65,107	-	-
Investment properties	370,635	370,635	-	-
Land use rights	13,799	14,069	-	-
Deferred tax assets	30,754	30,754	-	-
	497,326	480,565	134,381	134,381
Current assets				
Properties held for development	98,898	94,006	-	-
Properties held under development	1,934,814	1,954,059	-	-
Properties held for sale	1,115,631	969,667	-	-
Account receivables	45	45	-	-
Prepayments, deposits paid and other receivables	714,408	670,411	1,315	1,324
Tax recoverable	11,325	9,118	-	-
Due from subsidiaries	-	-	344,719	355,377
Cash and bank balances	404,095	290,046	-	-
Total current assets	4,279,216	3,987,352	346,034	356,701
Current liabilities				
Account payables	285,292	250,758	-	-
Receipts in advance	1,044,086	1,044,533	-	-
Accruals, deposits received and other payables	297,714	266,501	7,809	7,507
Interest-bearing bank and other borrowings	839,770	726,617	-	-
Income tax payable	157,607	173,314	-	-
Total current liabilities	2,624,469	2,461,723	7,809	7,507
Net current assets	1,654,747	1,525,629	338,225	349,194
Total assets less current liabilities	2,152,073	2,006,194	472,606	483,575
Non-current liabilities				
Interest-bearing bank and other borrowings	947,727	753,170	-	-
Deferred tax liabilities	127,061	127,061	-	-
	1,074,788	880,231	-	-
Net assets	1,077,285	1,125,963	472,606	483,575
EQUITY				
Equity attributable to owners of the Company				
Share capital	133,882	133,882	133,882	133,882
Reserves	624,619	671,331	338,724	349,693
	758,501	805,213	472,606	483,575
Non-controlling interests	318,784	320,750	-	-
Total equity	1,077,285	1,125,963	472,606	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 31/3/2015		As at 30/06/2014	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
437,000	402,770	506,300	220,317

Amount repayable after one year

As at 31/3/2015		As at 30/06/2014	
Secured	Unsecured	Secured	Unsecured
RMB'000	RMB'000	RMB'000	RMB'000
826,000	121,727	483,130	270,040

Details of any collateral

As at 31 March 2015, the Group's interest-bearing bank borrowings of RMB1,263 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 9 months ended	
	31/03/2015 RMB'000 Unaudited	31/03/2014 RMB'000 Unaudited	31/03/2015 RMB'000 Unaudited	31/03/2014 RMB'000 Unaudited
Cash flows from operating activities				
Profit/(loss) before income tax	3,261	68,771	(36,533)	232,578
Adjustments for:				
Interest income	(311)	(409)	(1,135)	(1,011)
Amortisation of land use rights	90	89	270	269
Depreciation of property, plant and equipment	2,457	2,162	7,308	5,195
Operating profit/(loss) before working capital changes	5,497	70,613	(30,090)	237,031
Increase in properties held for development	(697)	(1,954)	(4,892)	(5,615)
Increase in properties held under development	(67,852)	(107,035)	(149,776)	(199,900)
Decrease in properties held for sale	96,456	142,844	141,932	248,828
Decrease in account and bills receivables	-	-	-	1,050
Increase in prepayments, deposits paid and other receivables	(117,417)	(37,637)	(43,997)	(77,993)
Increase/(decrease) in account payables	26,470	(42,830)	34,534	(87,008)
Decrease in receipts in advance	(7,316)	(8,927)	(447)	(275,630)
Increase/(decrease) in accruals and other payables	97,155	(80,891)	31,213	(137,704)
Cash generated from/(used in) operations	32,296	(65,817)	(21,523)	(296,941)
Income taxes paid	(14,170)	(4,974)	(23,142)	(19,377)
Interest received	311	409	1,135	1,011
<i>Net cash generated from/(used in) operating activities</i>	18,437	(70,382)	(43,530)	(315,307)
Cash flows from investing activities				
Decrease/(increase) in restricted bank deposits	80,000	-	(3,276)	-
Purchases of property, plant and equipment	(2,233)	(3,138)	(24,860)	(15,968)
<i>Net cash generated from/(used in) investing activities</i>	77,767	(3,138)	(28,136)	(15,968)
Cash flows from financing activities				
Capital refund to non-controlling interests	-	-	-	(4,000)
Proceeds from bank and other borrowings	207,830	338,215	1,083,190	795,323
Repayments of bank and other borrowings	(275,982)	(277,970)	(775,480)	(444,790)
Proceeds from Issue of new shares on placement, net	-	-	-	43,432
Dividend paid	-	-	(6,940)	(13,100)
Interest paid	(38,442)	(36,189)	(118,354)	(92,287)
<i>Net cash (used in)/generated from financing activities</i>	(106,594)	24,056	182,416	284,578
Net (decrease)/increase in cash and cash equivalents	(10,390)	(49,464)	110,750	(46,697)
Effect on exchange translation	27	(155)	23	15
Cash and cash equivalents at beginning of period	217,900	435,872	96,764	432,935
Cash and cash equivalents at end of period	207,537	386,253	207,537	386,253

Note:

	Group 3 months ended		Group 9 months ended	
	31/3/2015 RMB'000 Unaudited	31/3/2014 RMB'000 Unaudited	31/3/2015 RMB'000 Unaudited	31/3/2014 RMB'000 Unaudited
Cash and bank balances	404,095	422,664	404,095	422,664
Less: Restricted bank balances	(196,558)	(36,411)	(196,558)	(36,411)
Cash and cash equivalents for the purpose of statement of cash flows	207,537	386,253	207,537	386,253

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	-	-	-	-	-	-	-	64,167	74,884	139,051
Other comprehensive Income										
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	15	-	-	-	15
Total comprehensive income for the period	-	-	-	-	-	15	-	64,167	74,884	139,066
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 March 2014 (Unaudited)	133,882	302,585	20,720	4,582	39,852	897	-	220,781	332,451	1,055,750
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	-	-	-	-	-	-	-	(39,795)	(1,966)	(41,761)
Other comprehensive Income										
- Exchange difference arising on translation of financial statements of foreign subsidiaries	-	-	-	-	-	23	-	-	-	23
Total comprehensive income/(loss) for the period	-	-	-	-	-	23	-	(39,795)	(1,966)	(41,738)
2014 Final dividend paid	-	-	-	-	-	-	(6,940)	-	-	(6,940)
At 31 March 2015 (Unaudited)	133,882	302,585	20,720	4,582	93,892	3,257	-	199,583	318,784	1,077,285

* These reserve accounts comprise the consolidated reserves of approximately RMB624,619,000 (3QFY2014: RMB589,417,000) 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	-	-	-	-	(4,503)	(4,503)
2013 Final dividend paid	-	-	-	(13,100)	-	(13,100)
At 31 March 2014 (Unaudited)	133,882	304,474	35,064	-	(3,133)	470,287
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	-	-	-	-	(4,029)	(4,029)
2014 Final dividend paid	-	-	-	(6,940)	-	(6,940)
At 31 March 2015 (Unaudited)	133,882	304,474	35,064	-	(814)	472,606

** These reserve accounts comprise the Company's reserves of approximately RMB338,724,000 (3QFY2014: RMB336,405,000) 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	
	31/3/2015	30/06/2014	31/3/2015	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		9 months ended	
	31/3/2015	31/3/2014	31/3/2015	31/3/2014
	Unaudited	Unaudited	Unaudited	Unaudited
Earnings/(losses) per ordinary share				
(a) Basic (RMB cents)	0.90	1.31	(5.73)	9.60
(b) Fully diluted (RMB cents)	N/A	N/A	N/A	N/A

Note:

The calculation of basic earnings/(losses) per ordinary share is based on the profit for the three months ended 31 March 2015 ("3QFY2015") and loss for the nine months ended 31 March 2015 ("9MFY2015") attributable to owner of the Company of approximately RMB6,238,000 and RMB39,795,000, respectively (3QFY2014: profit of RMB9,086,000 and 9MFY2014: profit of RMB64,167,000) and on weighted average number of shares of 694,000,000 (3QFY2014: 694,000,000 and 9MFY2014: 668,521,898) ordinary shares in issue during the said periods.

Diluted earnings per share for the periods ended 31 March 2015 and 2014 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	
	31/3/2015	30/06/2014	31/3/2015	30/06/2014
Net asset value per ordinary share based on issued share capital at the end of the period: (RMB cents)	109.3	116.0	68.1	69.7

Notes:

Net asset value per ordinary share was calculated based on:

1. the shareholder's equity of the Group/ Company at 31 March 2015 and 30 June 2014; and
 2. the issued ordinary shares at 31 March 2015 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

The Group recorded a 42.7% decline in revenue to RMB160.5 million and a 31.3% decrease in net profit attributable to shareholders to RMB6.2 million for the third quarter ended 31 March 2015 ("3QFY2015").

For the nine months ended 31 March 2015 ("9MFY2015"), the results were mainly undermined by the cooling measures in the property sector in China. The Group's revenue declined by 63.8% from RMB969.5 million to RMB350.6 million and net profit attributable to shareholders slipped by 162.0% from RMB64.2 million to a net loss attributable to shareholders of RMB39.8 million.

As at 31 March 2015, the Group has a cash and bank balances position of RMB404.1 million (30 June 2014: RMB290 million). Net gearing stood at approximately 1.28 times (30 June 2014: 1.06 times).

Revenue

The Group's revenue for 3QFY2015 and 9MFY2015 was mainly derived from the revenue recognition of the pre-sale units for existing major projects including Phase II of Aqua Lake Grand City (绿湖豪城) in Nanchang City, Shan Qing Shui Xiu Phase I and II (山清水秀) ("Huadu Project") and Ming Yue Shui An (明月水岸) ("Xilang Project") in Guangzhou City.

Group revenue in 3QFY2015 decreased by 42.7% year-on-year to RMB160.5 million from RMB280.4 million. The decrease in revenue was mainly attributed to the unexpected delay in the handover of the residential units of Xilang Project, pending the completion of necessary certification procedures by the relevant authorities. As at 31 March 2015, the Group has obtained the necessary certifications for four (4) out of 10 residential blocks.

The Group recorded a revenue of RMB350.6 million for 9MFY2015, a decrease of RMB619.0 million or 63.8% over the previous corresponding period.

Cost of sales

Due to the decrease in revenue, the Group recorded a decline in cost of sales amounting to RMB51.8 million, from RMB180.6 million in 3QFY2014 to RMB128.8 million in 3QFY2015.

For 9MFY2015, the Group recorded cost of sales of RMB286.2 million, a decrease of RMB338.0 million from RMB624.2 million in 9MFY2014.

Gross profit and gross profit margin

The Group achieved a gross profit of RMB31.7 million in 3QFY2015, compared with RMB99.8 million in 3QFY2014. This was in tandem with the decrease in revenue. For 9MFY2015, gross profit was RMB64.3 million, a decrease of RMB281.0 million from 9MFY2014.

Gross profit margin decreased to 20% and 18% in 3QFY2015 and 9MFY2015, respectively, from 36% in each of the previous corresponding periods. The dip in gross profit margin was mainly due to the handover of certain carparks during the period, which commanded lower margins compared with residential units. Compared to the previous corresponding periods in 3QFY2014 and 9MFY2014, revenue was fully derived from sales of residential units.

Other income and gains

The Group recorded other income and gains of RMB6.7 million in 3QFY2015, an increase of RMB1.1 million compared to RMB5.6 million in 3QFY2014. The increase was due mainly to an increase in rental income from the commercial units under the Wenchang Project, as more units were rented out at a higher rental rate compared to a year ago.

For 9MFY2015, the Group recorded other income and gains of RMB14.6 million, an increase of RMB2.4 million compared to RMB12.2 million in 9MFY2014. The increase was also due to the launch of the Batai Mountain National Park in October 2014, which generated ticket sales income of RMB1.7 million for the period.

Selling expenses

Selling expenses decreased by 43.2% to RMB5.6 million in 3QFY2015 and 31.3% to RMB26.3 million in 9MFY2015 as a result of lesser advertising and promotional activities during the period.

The breakdown of selling expenses is as follows:

	3QFY2015	3QFY2014	Variance	9MFY2015	9MFY2014	Variance
	RMB'000	RMB'000	%	RMB'000	RMB'000	%
Advertising expenses	3,552	6,343	(44%)	15,182	21,236	(29%)
Promotional expenses	1,148	1,842	(38%)	8,333	11,271	(26%)
Commission expenses	357	847	(58%)	1,141	3,303	(65%)
Others	498	756	(34%)	1,647	2,455	(33%)
	5,555	9,788	(43%)	26,303	38,265	(31%)

Administrative expenses

Administrative expenses rose 10.7% to RMB29.6 million in 3QFY2015 and 2.9% to RMB89.2 million in 9MFY2015. The increase was due mainly to higher wages, travelling expenses and office expenses incurred relating to the launch of the Batai Mountain National Park in October 2014.

The breakdown of administrative expenses is as follows:

	3QFY2015	3QFY2014	Variance	9MFY2015	9MFY2014	Variance
	RMB'000	RMB'000	%	RMB'000	RMB'000	%
Salaries and wages	10,763	9,734	11%	30,317	28,697	6%
Entertainment expenses	6,785	6,527	4%	23,010	23,237	(1%)
Travelling expenses	1,847	1,305	42%	8,040	8,018	0%
Office expenses	1,962	1,539	27%	6,120	5,661	8%
Others	8,262	7,656	8%	21,702	21,068	3%
	29,619	26,761	11%	89,189	86,681	3%

Income tax expense

In tandem with lower profit before income tax, income tax expense declined by 97.1% or RMB29.6 million to RMB0.9 million in 3QFY2015 from RMB30.5 million in 3QFY2014. The amount mainly represented China's enterprise income tax and land appreciation tax provided for the period.

Correspondingly, the Group posted an income tax expense of RMB5.2 million for 9MFY2015, a decrease of RMB88.3 million from RMB93.5 million in 9MFY2014.

Profit/(loss) attributable to shareholders for the period

The Group recorded a profit attributable to shareholders of RMB6.2 million in 3QFY2015, a decrease of RMB2.9 million from RMB9.1 million previously. This was due mainly to a decrease in revenue as mentioned above.

For 9MFY2015, the Group recorded a loss attributable to shareholders of RMB39.8 million, compared to a profit attributable to shareholders of RMB64.2 million in 9MFY2014.

(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 March 2015

Non-current assets

As at 31 March 2015, the Group's non-current assets stood at RMB497.3 million, an increase of RMB16.7 million from RMB480.6 million as at 30 June 2014. The increase was mainly attributable to the increase in construction in progress at the Group's Batai Mountain Project in Wanyuan City.

Current assets

The Group's current assets stood at RMB4,279.2 million as at 31 March 2015, an increase of RMB291.8 million from RMB3,987.4 million as at 30 June 2014. The increase was mainly attributable to the RMB146.0 million increase in properties held for sale, partially offset by the RMB19.2 million decrease in property held under development. The increase in property held for sales was due to the completion of 4 residential blocks of Ming Yue Shui An (明月水岸) during the period and as a result, these 4 residential blocks were reclassified as "property held for sale" instead of "property held under development".

The increase in current assets was also due to the RMB114.0 million increase in cash and bank balances to RMB404.1 million, arising from the new bank loans obtained during the period.

Current liabilities

As at 31 March 2015, the Group's current liabilities stood at RMB2,624.5 million, an increase of RMB162.8 million from RMB2,461.7 million as at 30 June 2014.

This was due mainly to i) an increase in interest-bearing bank and other borrowings of RMB113.2 million; and ii) an increase in account payables, accruals and other payables of RMB65.7 million due to the Group's contractors and suppliers.

Non-current liabilities

The Group's non-current liabilities stood at RMB1,074.8 million as at 31 March 2015, compared with RMB880.2 million as at 30 June 2014. This was due to an increase in interest-bearing bank and other borrowings of RMB194.6 million from new loans with longer repayment tenure obtained during the period.

Total equity

As at 31 March 2015, the Group's equity stood at RMB1,077.3 million, a decrease of RMB48.7 million from 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 to shareholders.

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

The 3QFY2015 and 9MFY2015 results are in line with item 10 of the Company's results announcement for the quarter ended 31 December 2014 released via SGXNet on 13 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.

China's economy grew 7.0% year-on-year in the first quarter of 2015, its slowest pace in six years. Since the start of 2015, the Chinese government has taken steps to stimulate the economic activities by (i) easing bank reserve-requirement ratios to boost lending, and (ii) easing on cooling measures specific to the real estate sector such as lowering the down payment for first-time and second-time homebuyers. Just this week, the Chinese government also cut rates for the third time in six months, in a bid to shore up the economy.

Despite the faltering economic growth, the Chinese government continues to pursue urbanization in China. The Group which focuses in integrating nature elements with modern design and amenities to provide total urban living solutions, has also been actively involved in the "reconstruction of urban-village" ("城中村"改造) projects initiated by the Chinese government's drive for urbanization.

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 March 2015:

	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 March 2015	285	940	423	362	63
Percentage of handed over	70%	94%	98%	90%	10%
Pre-sale value not handed over to buyers as at 31 March 2015	RMB177.1 million	RMB291.8 million	RMB31.6 million	RMB37.3 million	RMB481.7 million

Barring any unforeseen circumstances, the Group expects to receive the necessary certifications for its remaining 6 residential blocks of Ming Yue Shui An (明月水岸) project, which would allow the Group to hand over the pre-sold units to the homebuyers. 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 4QFY2015 onwards once the units are handed over to the buyers.

The Group has also pre-launched the sale of its Phase I of Ren Jie Di Ling (人杰地灵) project in Rushan City and a total of 170 units are available for sale. The Group is planning for a full-scale launch in due course.

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/recommended, a statement to that effect.

No dividend has been declared or recommended for the third quarter results ended 31 March 2015.

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 March 2015, 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 3QFY2015 and 9MFY2015 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

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

12 May 2015