Ying Li International Real Estate Ltd
(Company Registration No: 199106356W)

Financial Statement Announcement for 3rd Quarter ended 30th September 2015

Part 1 - 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.

The Board of Directors announces the unaudited results of the Group for the 3rd quarter and nine months ended 30th September 2015.

	Group					
	3rd Qtr 2015	3rd Qtr 2014	Increase / (Decrease)	Jan to Sept 2015	Jan to Sept 2014	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Revenue	**111,850**	**260,699**	**(57.1%)**	**309,906**	**786,738**	(60.6%)
Cost of sales	(50,158)	(158,487)	(68.4%)	(128,145)	(486,798)	(73.7%)
Gross profit	**61,692**	**102,212**	**(39.6%)**	**181,761**	**299,940**	**(39.4%)**
Other income	16,160	3,016	435.8%	37,339	5,245	611.9%
Selling expenses	(20,593)	(12,828)	60.5%	(45,620)	(41,361)	10.3%
Administrative expenses - Normal recurring	(27,724)	(33,031)	(16.1%)	(75,139)	(61,629)	21.9%
Administrative expenses - Share based payment expense	3,363	(3,616)	n.m.	(2,459)	(9,833)	(75.0%)
Finance costs	(29,605)	(27,264)	8.6%	(79,440)	(86,067)	(7.7%)
Profit before Income Tax	**3,293**	**28,489**	**(88.4%)**	**16,442**	**106,295**	**(84.5%)**
Taxation - Current	(2,417)	(17,291)	(86.0%)	(8,394)	(47,771)	(82.4%)
- Deferred	1,532	(376)	n.m.	1,900	(497)	n.m.
Profit for the period	**2,408**	**10,822**	**(77.7%)**	**9,948**	**58,027**	**(82.9%)**
Foreign currency translation differences(at nil tax)	7,421	34,219	(78.3%)	11,853	(7,569)	n.m.
Total comprehensive income for the period	**9,829**	**45,041**	**(78.2%)**	**21,801**	**50,458**	**(56.8%)**
Profit attributable to:						
Ordinary shareholders of the company	2,919	11,036	(73.6%)	11,343	58,690	(80.7%)
Non-Controlling Interest (NCI)	(512)	(214)	139.3%	(1,395)	(663)	110.4%
	2,407	**10,822**	**(77.8%)**	**9,948**	**58,027**	**(82.9%)**
Total comprehensive income attributable to:						
Ordinary shareholders of the company	10,341	45,255	**(77.1%)**	23,196	51,121	**(54.6%)**
Non-Controlling Interest (NCI)	(512)	(214)	139.3%	(1,395)	(663)	110.4%
	9,829	**45,041**	**(78.2%)**	**21,801**	**50,458**	**(56.8%)**

n.m. - not meaningful

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

	Group		Company	
	30-Sep-15 RMB ('000)	31-Dec-14 RMB ('000)	30-Sep-15 RMB ('000)	31-Dec-14 RMB ('000)
ASSETS				
Non-current assets:				
Property, plant and equipment	62,133	60,052	1,954	40
Investment in subsidiaries	-	-	2,827,257	2,827,257
Investment properties	3,968,493	3,968,486	-	-
Available for sale financial assets	559,000	500,000	-	-
Total non-current assets	**4,589,626**	**4,528,538**	**2,829,211**	**2,827,297**
Current assets:				
Development properties	4,582,691	3,701,852	164,883	150,311
Trade and other receivables	795,654	319,109	883	7,577
Amount due from subsidiaries	-	-	2,127,305	2,328,846
Cash and cash equivalents	1,366,587	965,136	29,034	26,407
Total current assets	**6,744,932**	**4,986,097**	**2,322,105**	**2,513,141**
Total assets	**11,334,558**	**9,514,635**	**5,151,316**	**5,340,438**
EQUITY AND LIABILITIES				
Capital and reserves:				
Capital contribution	4,028,372	4,028,372	4,028,372	4,028,372
Reverse acquisition reserve	(1,993,711)	(1,993,711)	-	-
Statutory common reserve	68,444	68,444	-	-
Perpetual convertible security	791,424	878,970	791,424	878,970
Share-based compensation reserve	22,165	19,705	22,165	19,705
Exchange flunctuation reserve	40,395	28,543	(165,777)	(73,770)
Retained profits	1,983,186	1,970,280	(348,722)	(301,997)
	4,940,275	**5,000,603**	**4,327,462**	**4,551,280**
Non-Controlling Interest	**53,170**	**54,564**	**-**	**-**
Total equity	**4,993,445**	**5,055,167**	**4,327,462**	**4,551,280**
Non-current liabilities:				
Deferred taxation	497,717	499,618	-	-
Borrowings-secured	2,271,521	1,058,750	-	-
Total non-current liabilities	**2,769,238**	**1,558,368**	**-**	**-**
Current liabilities:				
Trade and other payables	828,754	654,566	34,978	9,279
Amount owing to subsidiaries	-	-	735,376	722,127
Provision for taxation	159,755	160,792	-	-
Borrowings-secured	2,583,366	2,085,742	53,499	57,752
Total current liabilities	**3,571,875**	**2,901,100**	**823,853**	**789,158**
Total equity and liabilities	**11,334,558**	**9,514,635**	**5,151,315**	**5,340,438**

In accordance with IAS 1, the company has adopted the practice to record loans with repayment periods that falls within its operating cycle as current liabilities. The operating cycle is defined as the development period of its properties. As such, current bank borrowings have repayment periods between 1 and 4 years from the balance sheet date.

Notes to the Statement of Financial Position

Trade and other receivables comprise of the following:

	Group		Company	
	30-Sep-15 RMB ('000)	31-Dec-14 RMB ('000)	30-Sep-15 RMB ('000)	31-Dec-14 RMB ('000)
Trade receivables	60,461	56,418	-	-
Other receivables:				
- Deposit for land acquisition	7,418	7,418	-	-
- Deposit for land tender	424,277	-	-	-
- Rental deposits	561	869	542	851
- Prepayments in relation to loans from financial institutions	178,634	94,473	195	859
- Staff advances and allowances	3,298	1,541	-	-
- Security deposits placed with contractors, suppliers and authorities	77,080	82,132	-	-
- Advance to legal services	-	5,940	-	5,482
- Refundable deposits	27,015	24,828	-	-
- Reimbursement expenses	1,239	508	-	-
- Others	15,671	44,982	146	385
Total receivables	795,654	319,109	883	7,577

Trade and other payables comprise of the following:

	Group		Company	
	30-Sep-15 RMB ('000)	31-Dec-14 RMB ('000)	30-Sep-15 RMB ('000)	31-Dec-14 RMB ('000)
Trade payables	491,022	325,983	-	-
Other payables:				
- Accrued expenses	54,455	49,529	34,978	9,279
- Advance payment from customers	219,147	150,052	-	-
- Rental and option deposits	56,709	127,314	-	-
- Others	7,421	1,688	-	-
Total payables	828,754	654,566	34,978	9,279

The increase in trade payables is mainly due to the construction cost payable to the main contractor of the San Ya Wan Phase 2 project as construction of the project progresses. The increase in advance payment from customers mainly arose from the deposit proceeds received from the contractual pre-sales of San Ya Wan Phase 2.

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

	Group			
	30-Sep-15		31-Dec-14	
	Secured RMB ('000)	Unsecured RMB ('000)	Secured RMB ('000)	Unsecured RMB ('000)
Borrowings				
Amount repayable during its operating cycle, within twelve months, or on demand	2,583,366	-	2,085,742	-
	2,583,366	-	2,085,742	-
Amount repayable beyond its normal operating cycle or after twelve months from the balance sheet date	2,271,521	-	1,058,750	-
	4,854,887	-	3,144,492	-

Details of any collateral

Secured borrowings refer to borrowings secured against the subsidiaries' development properties under construction, completed development properties for sale, investment properties and cash deposits.

In accordance with IAS 1, the company has adopted the practice to record loans with repayment periods that falls within its operating cycle as current liabilities. The operating cycle is defined as the development period of its properties. As such, current bank borrowings have repayment periods between 1 and 4 years from the balance sheet date.

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			
	3rd Qtr 2015	3rd Qtr 2014	Jan to Sept 2015	Jan to Sept 2014
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Operating activities				
Profit before taxation	3,293	28,489	16,442	106,295
Adjustments for:				
Depreciation of property, plant and equipment	1,792	601	3,781	1,645
Amortisation of other non-current assets	126	602	353	1,809
Interest expense	29,605	17,335	79,440	76,138
Interest income	(13,492)	(1,865)	(32,284)	(2,699)
Share based payment expense	(3,363)	3,616	2,459	9,833
(Gain)/loss on disposal of property, plant and equipment	1	33	(12)	55
Unrealised exchange loss	(8)	(31)	(8)	(42)
Operating profit before working capital changes	17,954	48,780	70,171	193,034
Decrease in investment properties	-	(12,970)	-	(12,149)
Increase in development properties	(520,363)	(139,795)	(950,965)	(219,985)
Increase in trade and other receivables	26,799	24,652	(476,906)	(96,123)
(Increase)/decrease in trade and other payables	134,141	(200,330)	222,763	(296,848)
Cash used in operations	(341,469)	(279,663)	(1,134,937)	(432,071)
Interest paid	(10,695)	(63,985)	(88,386)	(148,702)
Interest received	13,492	1,865	32,284	2,699
Income tax paid	(1,469)	(1,019)	(11,746)	(20,006)
Net cash used in operating activities	**(340,141)**	**(342,802)**	**(1,202,785)**	**(598,080)**
Cash flow from investing activities				
Acquisition of property, plant and equipment	(3,313)	78	(5,842)	-
Available for sale financial assets	-	-	(59,000)	-
Proceed from disposal of PPE	-	-	-	6
Net cash (used in)/from investing activities	**(3,313)**	**78**	**(64,842)**	**6**
Cash flow from financing activities				
New capital issued	-	481,659	-	481,659
Bank balance subject to restriction	(6,063)	68,082	(198,161)	58,283
Proceed from loans and borrowings	421,768	348,580	2,427,020	693,140
Payment of perpetual convertible security	-	-	(65,412)	-
Repayment of borrowings	(38,150)	(269,483)	(729,392)	(392,744)
Net cash generated from financing activities	**377,555**	**628,838**	**1,434,055**	**840,338**
Net (decrease)/increase in cash and cash equivalents	**34,101**	**286,114**	**166,428**	**242,264**
Effects of exchange rate changes on cash and cash equivalents	13,895	(70,309)	36,859	(54,283)
Cash and cash equivalents at beginning of period	354,098	641,024	198,807	668,848
Cash and cash equivalents at end of period	**402,094**	**856,829**	**402,094**	**856,829**

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.

Consolidated Statement of Changes in Equity for the period ended 30 September 2015

Group	Capital contribution	Reverse acquisition reserve	Statutory common reserve	Share-based compensation reserve	Perpetual convertible security	Translation reserve	Retained profits	Total attributable to Ordinary shareholders of the Company	Non-Controlling Interest	Total
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Balance at 1 January 2015	4,028,372	(1,993,711)	68,444	19,705	878,970	28,543	1,971,700	5,002,023	54,564	5,056,587
Total comprehensive income for the year	-	-	-	-	-	1,954	(455)	1,499	(550)	949
Perpetual convertible security interest	-	-	-	-	-	-	-	-	-	-
Equity-settled share-based payment transactions	-	-	-	2,912	-	-	-	2,912	-	2,912
Balance at 31 March 2015	4,028,372	(1,993,711)	68,444	22,617	878,970	30,497	1,971,245	5,006,434	54,014	5,060,448
Total comprehensive income for the year	-	-	-	-	-	2,477	8,883	11,360	(335)	11,025
Equity-settled share-based payment transactions	-	-	-	2,911	-	-	-	2,911	-	2,911
Perpetual convertible security interest	-	-	-		(65,412)	-		(65,412)	-	(65,412)
Balance at 30 June 2015	4,028,372	(1,993,711)	68,444	25,528	813,558	32,974	1,980,128	4,955,293	53,679	5,008,972
Total comprehensive income for the year	-	-	-	-	-	7,421	3,058	10,479	(509)	9,970
Equity-settled share-based payment transactions	-	-	-	(3,363)	-	-	-	(3,363)	-	(3,363)
Perpetual convertible security interest	-	-	-	-	(22,134)	-	-	(22,134)	-	(22,134)
Balance at 30 September 2015	4,028,372	(1,993,711)	68,444	22,165	791,424	40,395	1,983,186	4,940,275	53,170	4,993,445
Balance at 1 January 2014	3,536,776	(1,993,711)	68,444	18,526	-	49,117	1,717,678	3,396,830	54,969	3,451,799
Total comprehensive income for the year	-	-	-	-	-	(33,887)	33,676	(211)	(224)	(435)
Equity-settled share-based payment transactions	442	-	-	3,559	-	-	-	4,001	-	4,001
Balance at 31 March 2014	3,537,218	(1,993,711)	68,444	22,085	-	15,230	1,751,354	3,400,620	54,745	3,455,365
Total comprehensive income for the year	-	-	-	-	-	(7,901)	13,979	6,078	(225)	5,853
Equity-settled share-based payment transactions	8,894	-	-	(6,678)	-	-	-	2,216	-	2,216
Balance at 30 June 2014	3,546,112	(1,993,711)	68,444	15,407	-	7,329	1,765,333	3,408,914	54,520	3,463,434
Total comprehensive income for the year	-	-	-	-	-	34,219	11,036	45,255	(214)	45,041
Equity-settled share-based payment transactions	-	-	-	3,615	-	-	-	3,615	-	3,615
Issue of shares	481,659	-	-		-	-	-	481,659	-	481,659
Balance at 30 September 2014	4,027,771	(1,993,711)	68,444	19,022	-	41,548	1,776,369	3,939,443	54,306	3,993,749

Statement of Changes in Equity of the Company for the period ended 30 September2015

Company	Capital contribution	Share-based compensation reserve	Translation reserve	Perpetual convertible security	Retained profits	Total
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Balance at 1 January 2015	4,028,372	19,705	(73,770)	878,970	(301,997)	4,551,280
Total comprehensive income for the year	-	-	(74,554)	-	(11,649)	(86,203)
Perpetual convertible security interest	-	-	-	-	-	-
Equity-settled share-based payment transactions	-	2,912	-	-	-	2,912
Balance at 31 March 2015	4,028,372	22,617	(148,324)	878,970	(313,646)	4,467,989
Total comprehensive income for the year	-	-	27,057	-	(3,831)	23,226
Equity-settled share-based payment transactions	-	2,911	-	-	-	2,911
Perpetual convertible security interest	-		-	(65,412)	-	(65,412)
Balance at 30 June 2015	4,028,372	25,528	(121,267)	813,558	(317,477)	4,428,714
Total comprehensive income for the year	-	-	(44,510)	-	(31,245)	(75,755)
Equity-settled share-based payment transactions	-	(3,363)	-	-	-	(3,363)
Perpetual convertible security interest	-	-	-	(22,134)	-	(22,134)
Balance at 30 September 2015	4,028,372	22,165	(165,777)	791,424	(348,722)	4,327,462
Balance at 1 January 2014	3,536,776	18,526	(19,375)	-	(201,987)	3,333,940
Total comprehensive income for the year	-	-	18,386	-	(20,219)	(1,833)
Equity-settled share-based payment transactions	442	3,560	-	-	-	4,002
Balance at 31 March 2014	3,537,218	22,086	(989)	-	(222,206)	3,336,109
Total comprehensive income for the year	-	-	4,883	-	(14,944)	(10,061)
Equity-settled share-based payment transactions	8,894	(6,677)	-	-	-	2,217
Balance at 30 June 2014	3,546,112	15,409	3,894	-	(237,150)	3,328,265
Total comprehensive income for the year	-	-	(21,916)	-	(34,204)	(56,120)
Equity-settled share-based payment transactions	-	3,615	-	-	-	3,615
Issue of shares	481,659	-	-	-	-	481,659
Balance at 30 September 2014	4,027,771	19,024	(18,022)	-	(271,354)	3,757,419

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 or 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 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

Share Capital

On 17 September 2014, the Company had allotted and issued 381,000,000 Ordinary Shares to Everbright Hero Limited, the nominee of Everbright Hero Holdings Limited pursuant to the Share Subscription Agreement dated 30 September 2014.

The utilization of the proceeds from the share issuance as announced previously are as follows:

Description	SGD (mil)	SGD (mil)
Net proceeds		98.96
Repayment of existing loans	24.74	
Payment for additional land costs for San Ya Wan Phase 2 land parcel due to change in plot ratio	15.54	
Payment for land infrastructure costs for San Ya Wan Phase 2	10.86	
Payment for resettlement costs for Wei Yuan land parcel	37.21	
Construction costs for San Ya Wan Phase 2 project	4.41	
Working capital		
- Interest repayment	1.66	
Total utilised		94.42
Balance to be utilised		4.54

Perpetual Subordinated Convertible Callable Securities ("Perpetual Convertible Securities")

On 17 October 2014, the Company had issued S$165,000,000 in aggregate principal amount of Tranche 1 Perpetual Convertible Securities and S$20,000,000 in aggregate principal amount of Tranche 2 Perpetual Convertible Securities to Everbright Hero Mauritius Limited, the nominee of Everbright Hero Holdings Limited pursuant to a subscription agreement dated 30 June 2014.

The utilization of the proceeds from the Perpetual Convertible Securities as announced previously are as follows:

Description	SGD (mil)	SGD (mil)
Net proceeds		180.80
Repayment of existing loans	46.25	
Payment for investment in Shanghai Zhao Li Partnership	102.54	
Payment of resettlement costs for Ying Li Chongqing Financial Street Project	32.00	
Total utilised		180.79
Balance to be utilised		0.01

The number of shares that may be issued on conversion of the outstanding securities at the end of the period:

	As at 30 September 2015	As at 30 September 2014
	No. of shares	No. of shares
The number of shares that may be issued on conversion of outstanding securities at the end of the period	581,761,006	-

No conversion of the securities into Shares has taken place since the date of issuance. The Exercise Price of the Convertible Securities is S$0.318 per Share.

Share Options - Ying Li Employee Share Option Scheme ("Ying Li ESOS")

As at 30 September 2015, the number of outstanding share options granted under the Ying Li ESOS was 11,632,573 (30 September 2014: 15,367,472). Further details of the options granted under the Ying Li ESOS are as follows:

Date of grant of options	Exercise price per share	Number of options granted	Options outstanding at 31 December 2014	Number of Options Lapsed/Revoked	Number of Options Exercised	Options outstanding at 30 September 2015
2 Apr 2012	S$0.278	14,746,765	14,746,765	5,226,249	-	9,520,516
23 Apr 2012	S$0.263	1,514,000	1,514,000	-	-	1,514,000
14 Mar 2013	S$0.360	1,081,040	1,081,040	1,081,040	-	-
31 Mar 2013	S$0.371	1,847,163	1,847,163	1,249,106	-	598,057
29 Sep 2013	S$0.370	910,000	910,000	910,000	-	-
Total:		20,098,968	20,098,968	8,466,395	-	11,632,573

On 30 September 2015, the reconstituted Remuneration Committee – the committee in charge of administering the Scheme, is of the view that certain aspects of performance was not up to expectations, and had decided to revoke some of the Share Options granted.

Performance Shares - Ying Li Performance Share Plan ("Ying Li PSP")

As at 30 September 2015, the number of outstanding share awards granted (but not yet vested) under the Ying Li PSP was 5,642,422 (30 September 2014: 11,661,660). Further details of the share awards granted under the Ying Li PSP are as follows:

Date of grant	Granted	Balance at 31 December 2013	Vested on 15 March 2014	Vested on 3 April 2014	Vested on 18 December 2014	Number of Performance Shares Lapsed /Revoked	Balance at 30 September 2015
2 Apr 2012	22,120,148	16,590,029	-	5,058,866	454,220	6,837,963	4,238,980
23 Apr 2012	2,271,000	1,703,226	-	567,774	-	567,774	567,678
14 Mar 2013	1,081,040	1,081,040	250,000	-	-	831,040	-
31 Mar 2013	2,770,744	2,770,744	-	664,297	-	1,225,261	835,764
29 Sep 2013	1,360,000	1,360,000	-	-	-	1,360,000	-
Total	**29,602,932**	**23,505,039**	**250,000**	**6,290,937**	**454,220**	**10,822,038**	**5,642,422**

On 30 September 2015, the reconstituted Remuneration Committee – the committee in charge of administering the Plan, is of the view that certain aspects of performance was not up to expectations, and had decided to revoke some of the Performance Shares granted.

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.

The total number of issued shares as at 30 September 2015 was 2,557,040,024 (31 December 2014: 2,557,040,024).

The Company did not hold any treasury shares as at 30 September 2015 (30 September 2014: Nil).

1(d)(iv) A statement showing all sales, transfer, 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 not been audited nor reviewed by the Company's 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 adopted the same accounting policies and method of computation in the financial statements for the current financial year compared to the audited financial statements for the year ended 31 December 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.

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:-

(a) Based on the weighted average number of ordinary shares on issue; and

(b) On a fully diluted basis (detailing any adjustments made to the earnings).

	Group			
	3rd Qtr 2015	3rd Qtr 2014	Jan to Sept 2015	Jan to Sept 2014
Earnings per ordinary share:				
(i) Based on weighted average no. of ordinary shares in issue (RMB per share)	0.001	0.005	0.004	0.027
(ii) On a fully diluted basis (RMB per share)	(0.000)	0.005	0.004	0.027
Number of shares in issue:				
(i) Based on weighted ave no. of ordinary shares in issue ('000)	2,557,040	2,233,564	2,557,040	2,192,939
(ii) On a fully diluted basis ('000)	3,201,368	2,296,628	3,201,698	2,258,189

Earnings per ordinary share equals to the Group's profit for the financial periods attributable to the shareholders of the Company divided by the weighted average number of ordinary shares issued during the period under review.

Diluted earnings per ordinary share is calculated based on the similar basis as the earnings per share, except that the weighted average number of ordinary shares outstanding are adjusted for the effects of all dilutive potential ordinary shares. The Company has three categories of dilutive potential ordinary shares: share options granted under the Ying Li ESOS, conditional performance shares granted under the Ying Li PSP and perpetual convertible securities.

The following table indicates the profit and share numbers used in the basic and fully diluted basis for earning per share computations:

The following reflects the profit and share data used in the basic and dilution earning per share computations:

	3rd Qtr 2015 RMB ('000)	3rd Qtr 2014 RMB ('000)	Jan to Sept 2015 RMB ('000)	Jan to Sept 2014 RMB ('000)
(Loss)/profit attributable to equity holders of the parent	2,919	11,036	11,343	58,690
(Less)/add: Effect of dilutive potential ordinary shares				
- Share based payment expense	(3,363)	3,616	2,459	9,833
	(444)	14,652	13,802	68,523
Weighted average number of ordinary shares in issued	2,557,040	2,233,564	2,557,040	2,192,939
Add: Effect of dilutive potential ordinary shares				
- Share options / Share Awards	62,567	63,064	62,897	65,250
- Perpetual Convertible Securities	581,761	-	581,761	-
Number of ordinary shares used to calculate the diluted earning per share	3,201,368	2,296,628	3,201,698	2,258,189

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

	Group		Company	
	30-Sep-15	31 Dec 2014	30-Sep-15	31 Dec 2014
Net Assets Value (RMB'000)	4,940,275	5,000,603	4,327,462	4,551,280
Based on existing issued share capital (RMB per share)	1.93	1.96	1.69	1.78
Net Assets Value has been computed based on the number of share issued (000')	2,557,040	2,557,040	2,557,040	2,557,040

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

STATEMENT OF COMPREHENSIVE INCOME

Due to the nature of the industry that the Company operates in, recognition of revenue from the sale of properties is driven by project hand-over. Consequently, quarterly results may not be a good indication of profitability trend.

For the nine months and quarter ended 30 September 2015

Revenue

	Group					
	3rd Qtr 2015	3rd Qtr 2014	Increase / (Decrease)	Jan to Sept 2015	Jan to Sept 2014	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Sale of Properties	55,210	209,930	(73.7%)	141,211	656,240	(78.5%)
Rental Income	56,640	50,769	11.6%	161,733	130,498	23.9%
Consultancy income (Note 1)	-	-	n.m.	6,962	-	n.m.
	111,850	**260,699**	**(57.1%)**	**309,906**	**786,738**	**(60.6%)**

Revenue of the Group for 3QFY2015 decreased by RMB148.8 million (57.1%) to RMB111.9 million as compared with 3QFY2014. The decrease was mainly due to lower revenue being recognized from the Sale of Properties segment, during the quarter, as the contracted pre-sales from the Ying Li International Plaza project were handed over in FY2014. Our profile of property sales accounted for is in line with industry, being an initial surge from the contracted pre-sales cumulated prior to the handover, followed by a more constant stream when the number of units sold get recognized immediately during the quarter, and then a tapering off when the number of unit available for sale declines.

Rental income increased by RMB5.9 million (11.6%) in 3QFY2015 to RMB56.6 million as compared to the same period last year. The increase is mainly due to increased rental contribution from the malls as a result of the adjustment made to the tenant mix and an increase in the office space leased out from the IFC office units.

Consultancy income - In 2QFY15, the Group entered into a service agreement with Shanghai Sheng Ke Investment Centre LLP, a LLP fund invested in the Beijing Tongzhou Project. Under the agreement, the Group will provide its expertise in project design, cost and quality control, and tax planning services.

Gross profit

	Group					
	3rd Qtr 2015	3rd Qtr 2014		Jan to Sept 2015	Jan to Sept 2014	
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Sale of Properties	15,228	58,991	(74.2%)	39,457	189,662	(79.2%)
Rental Income	46,465	43,221	7.5%	135,341	110,278	22.7%
Consultancy income (Note 1)	-	-	n.m.	6,962	-	n.m.
	61,693	**102,212**	**(39.6%)**	**181,760**	**299,940**	**(39.4%)**

n.m. - not meaningful

Gross profit of the Group for 3QFY2015 decreased by RMB40.5 million (39.6%) to RMB61.7 million as compared to the same period last year which is in line with the decrease in revenue.

Gross profit margin

	Group							
	3rd Qtr 2015		3rd Qtr 2014		Jan to Sept 2015		Jan to Sept 2014	
	RMB ('000)	%	RMB ('000)	%	RMB ('000)	%	RMB ('000)	%
Sale of Properties	15,228	27.6%	58,991	32.8%	39,457	27.9%	189,662	28.9%
Rental Income	46,465	82.0%	43,221	82.1%	135,341	83.7%	110,278	84.5%
Consultancy income (Note 1)	-	0.0%	-	0.0%	6,962	-	-	n.m.
	61,693	**55.2%**	**102,212**	**38.8%**	**181,760**	**58.7%**	**299,940**	**38.1%**

n.m. - not meaningful

The Group's gross profit margin for 3QFY2015 increased by 16.4 percentage points year-on-year to 55.2%. Gross profit margin rose mainly due to higher proportion of gross profit from rental where its gross profit margin is naturally higher than that of property sales.

Other income

	Group			
	3rd Qtr 2015	3rd Qtr 2014	Jan to Sept 2015	Jan to Sept 2014
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Interest income	13,492	1,865	32,284	2,699
Advertisement income	-	581	-	1,246
Government grant	177	-	927	-
Others	2,491	570	4,128	1,300
	16,160	3,016	37,339	5,245

The year-on-year increase in Other Income was mainly due to interest income received from deposits placed with financial institutions.

Selling expenses

Selling expenses increased by RMB7.8 million year-on-year in 3QFY2015 to RMB20.6 million as compared to 3Q2014. The increase is mainly due to an increase in advertising and promotion expenses and agent's commission due to the ongoing sales at San Ya Wan Phase 2 and the impending launch of the Ying Li International Hardware and Electrical Centre, as well as higher operating expenses incurred at the retail malls.

Administrative expenses

During the quarter under review, Administrative expenses - Normal recurring were RMB5.3 million less than or 16.1% lower than that of 3QFY2014. The decrease was mainly due to lower foreign exchange losses incurred in 3QFY2015 compared to 3QFY2014. This was off-set by an increase in amortization expense of RMB1.72 million for office renovation expense.

Administrative expenses – Share based payment expense decreased by RMB7.4 million year-on-year due to the revocation of Performance Shares and Share Option to be vested in FY2015.

Finance costs

For the quarter under review, finance costs were RMB2.3 million higher as compared to 3QFY2014. The increase was mainly due to the higher quantum of loans drawn down compared to the same period in prior year.

Taxation

	Group					
	3rd Qtr 2015	3rd Qtr 2014		Jan to Sept 2015	Jan to Sept 2014	
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Income tax	(2,417)	(17,291)	(86.0%)	(8,394)	(47,771)	(36.3%)
Deferred tax	1,532	(376)	n.m.	1,900	(497)	n.m.
	(885)	**(17,667)**	**(95.0%)**	**(6,494)**	**(48,268)**	**(86.5%)**

n.m. - not meaningful

During the quarter under review, tax expense decreased by RMB16.8 million year-on-year to RMB0.89 million as compared with 3Q2014 mainly due to lower taxable profits generated from the sale of properties in 3QFY2015.

Profit attributable to ordinary shareholders of the Company

	Group					
	3rd Qtr 2015	3rd Qtr 2014	Increase / (Decrease)	Jan to Sept 2015	Jan to Sept 2014	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Profit attributable to:						
Ordinary shareholders of the Company	2,919	11,036	(73.6%)	11,343	58,690	(80.7%)
Non-Controlling Interest (NCI)	(512)	(214)	139.3%	(1,395)	(663)	110.4%
	2,407	**10,822**	**(77.8%)**	**9,948**	**58,027**	**(82.9%)**

Overall, net profit attributable to the ordinary shareholders of the Company for the quarter under review decreased by RMB8.4 million to RMB2.4 million in 3QFY2015.

STATEMENT OF FINANCIAL POSITION

Total Assets of the Group increased by RMB1.82 billion to RMB11.33 billion during the period under review. The increase in assets was mainly attributable to i) an increase in development properties as good progress is being made on the Ying Li International Commercial Centre, San Ya Wan Phase 2 and Ying Li International Electrical and Hardware Centre projects; b) an increase in deposits placed with government agencies for land tenders amounting to RMB424.3 million; and iii) an increase in cash and cash equivalents of RMB401.5 million.

The Group's total liabilities increased by RMB1.88 billion to RMB6.34 billion during the period under review. The increase in liabilities was mainly due to i)an increase in borrowings of the Group by RMB1.71 billion to fund the development of the projects and ii) an increase in trade and other payables of RMB174.2 million mainly arising from the deposit proceeds received from the contractual pre-sales of San Ya Wan Phase 2.

The Group's total equity decreased by RMB61.7million to RMB4,993.4 million during the period under review. The decrease was due to payment of distribution on the perpetual convertible securities made in 2QFY15.

STATEMENT OF CASH FLOW

The increase in cash and cash equivalent of RMB34.1 million for the quarter under review was mainly due to:

i) a net cash outflow of RMB340.1 million from operating activities;
ii) a net cash outflow of RMB3.3 million from investing activities; and
iii) a net cash inflow of RMB377.5 million from financing activities.

The net cash used in operating activities of RMB340.1 million include cash generated from the operating profit of RMB17.9 million. This was offset by in i) a net increase of RMB160.9 million arising from changes in receivables and payables, which included a deposit paid for a land tender; ii) development costs amounting to RMB520.3 million incurred mainly on the ongoing construction of San Ya Wan Phase 2, the Ying Li International Commercial Centre project and the Ying Li International Electrical and Hardware Centre; and iii) net of interest paid, received and income tax paid amounting to RMB1.3 million.

Net cash generated from financing activities of RMB377.6 million includes: (i) increase in borrowing by RMB421.8 million to fund the construction of the Group's ongoing projects; and ii) repayment of borrowings amounting to RMB38.1 million.

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

The results announced are in line with the previous comments by the Board of Directors.

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.

On 20 October 2015, the latest figures released by the Chongqing Statistics Bureau and the National Bureau of Statistics saw Chongqing's economy achieved a nominal GDP of RMB 1,125.27 billion for the three quarters of the year, an increase of 11.0% year-on-year. According to the National Statistics Bureau announcement on 28 October 2015, Chongqing's GDP growth of 11.0% was higher than China's GDP growth of 6.9% as well as the highest among the 27 provinces. Disposable income per capita increased 9.7% year-on-year to RMB15,385. Total retail sales of consumer goods grew 12.3% year-on-year to RMB466.2 billion.

Chongqing Office Market
During the quarter, there were 180,700 sqm of new supply entered the office market, a decrease of 44.5% quarter-on-quarter ("Q-on-Q"), with more than 70% were Grade B offices. During the quarter, net absorption areas was 101,300 sqm, a decrease of 30.8% Q-on-Q. Vacancies stood at 39.6% for the quarter, a decrease of 0.5% Q-on-Q. On the demand side, the finance and business service sector remains to be the main source, mainly concentrated in the Jiangbeizui CBD and Jiefangbei CBD area. There was an improved accessibility of Jiangbeizui CDB since the opening of Metro Line 6 and the opening of Qianximen River Bridge.

Chongqing has the highest bank presence in the Central and Western China, with most of them located in Jiafangbei CDB area. While the demand for quality offices in prime locations continued to remain attractive due to comprehensive amenities environment, MNCs remain cautious as the current China economy continues to weigh down.

Chongqing Retail Market
In 3Q2015, approximately 94,000 sqm were added to Chongqing retail market. In addition, more retailers, like Jimmy Choo, Hollister entered the market as well as fast-fashion brands such as Uniqlo and C&A expanding their footprints. The retail market has also witnessed a shift in shopper experience where experience-oriented retail and community based malls remained a major theme.

Chongqing Residential Market
In 3Q2015, the residential market entered the traditionally quiet season where transaction volumes as well as average prices decreased as compared to the previous quarter. During the quarter, only nine new residential projects were released in the market while most of the developers focused on offloading their remaining stock.

The Group focuses on development of premium integrated properties and 'built-to-order' model in Chongqing, mainly in prime locations like Jiefangbei and Yuzhong District. The Group believes the current positioning of its properties will continue to benefit from the strong fundamentals of Chongqing and rapid urbanisation of Western China.

Barring any unforeseen circumstances, including any adverse movements in the forex market, the Directors expect the group to remain profitable in FY2015.

11 Dividend

(a) Current Financial Period Reported On
Any dividend declared for the current financial period reported on?

No dividend was declared or recommended. As previously explained, the Company is currently in its growth phase and thus has need for and can generate significant returns on the cash it retains. However, the Company is committed to start paying dividends once such a situation changes.

(b) Corresponding Period of the Immediately Preceding Financial year
Any dividend declared for the corresponding period of the immediately preceding financial year?

No dividend has been declared or recommended

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared or recommended for the period.

13 If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect

The Group has not obtained a general mandate from shareholders for IPTs**.**

14 Negative assurance confirmation on interim financial results under SGX Listing Rule 705(5) of the Listing Manual

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the financial results of the Company for the financial period ended 30 September 2015 to be false or misleading in any material aspect.

BY ORDER OF THE BOARD

Fang Ming
Executive Chairman
13 November 2015

Yang Xiao Yu
Executive Director