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

Financial Statement Announcement for 4th Quarter ended 31st Dec 2016

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 4th quarter and twelve months ended 31st December 2016.

	Group					
	4th Qtr 2016	4th Qtr 2015	Increase / (Decrease)	Jan to Dec 2016	Jan to Dec 2015	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Revenue	**567,916**	**306,932**	**85.0%**	**1,079,543**	**616,838**	75.0%
Cost of sales	(421,961)	(227,786)	85.2%	(741,478)	(355,931)	108.3%
Gross profit	**145,955**	**79,146**	**84.4%**	**338,065**	**260,907**	**29.6%**
Other income	15,409	15,835	(2.7%)	54,517	53,179	2.5%
Selling expenses	(27,683)	(27,541)	0.5%	(80,144)	(73,162)	9.5%
Administrative expenses	(59,443)	(44,032)	35.0%	(128,712)	(119,160)	8.0%
Administrative expenses - Share based payment expense	-	2,459	n.m.	-	-	n.m.
Fair value gain on investment properties	24,273	114,910	(78.9%)	24,273	114,910	(78.9%)
Fair value gain on other investments	18,000	43,000	(58.1%)	18,000	43,000	(58.1%)
Finance costs	(21,501)	(22,857)	(5.9%)	(93,017)	(102,296)	(9.1%)
Profit before Income Tax	**95,010**	**160,920**	**(41.0%)**	**132,982**	**177,378**	**(25.0%)**
Taxation - Current	(4,272)	(14,317)	(70.2%)	(24,543)	(22,711)	8.1%
- Deferred	(26,344)	(28,433)	(7.3%)	(19,109)	(26,042)	(26.6%)
Profit for the period	**64,394**	**118,170**	**(45.5%)**	**89,330**	**128,625**	**(30.6%)**
Foreign currency translation differences(at nil tax)	11,312	(5,352)	n.m.	(21,574)	6,500	n.m.
Total comprehensive income for the period	**75,706**	**112,818**	**(32.9%)**	**67,756**	**135,125**	**(49.9%)**
Profit attributable to:						
Ordinary shareholders of the company	65,870	114,355	(42.4%)	87,672	126,203	(30.5%)
Non-Controlling Interest (NCI)	(1,476)	3,815	n.m.	1,658	2,422	(31.5%)
	64,394	**118,170**	**(45.5%)**	**89,330**	**128,625**	**(30.6%)**
Total comprehensive income attributable to:						
Ordinary shareholders of the company	77,182	109,003	(29.2%)	66,098	132,703	(50.2%)
Non-Controlling Interest (NCI)	(1,476)	3,815	n.m.	1,658	2,422	(31.5%)
	75,706	**112,818**	**(32.9%)**	**67,756**	**135,125**	**(49.9%)**

n.m. - not meaningful

For the avoidance of doubt, the Group reports under Singapore FRS and not IFRS though for all practical purposes there would be no noticeable change if the Group reported under IFRS.

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	
	31-Dec-16 RMB ('000)	31-Dec-15 RMB ('000)	31-Dec-16 RMB ('000)	31-Dec-15 RMB ('000)
ASSETS				
Non-current assets:				
Property, plant and equipment	54,656	60,598	1,431	1,820
Investment in subsidiaries	-	-	2,966,258	2,827,257
Investment properties	4,457,926	4,391,519	-	-
Other investment	620,000	602,000	-	-
Deferred assets	28,108	22,840	-	-
Total non-current assets	**5,160,690**	**5,076,957**	**2,967,689**	**2,829,077**
Current assets:				
Development properties	5,187,210	4,651,332	-	-
Trade and other receivables	841,759	872,515	6,691	801
Amount due from subsidiaries	-	-	2,417,534	2,201,757
Cash and cash equivalents	676,315	1,322,708	12,109	16,482
Total current assets	**6,705,284**	**6,846,555**	**2,436,334**	**2,219,040**
Total assets	**11,865,974**	**11,923,512**	**5,404,023**	**5,048,117**
EQUITY AND LIABILITIES				
Capital and reserves:				
Capital contribution	4,028,372	4,028,372	4,028,372	4,028,372
Reverse acquisition reserve	(1,993,712)	(1,993,712)	-	-
Statutory common reserve	68,444	68,444	-	-
Convertible bond reserve	42,458	42,458	42,458	42,458
Perpetual convertible securities	878,970	878,970	878,970	878,970
Share-based compensation reserve	19,707	19,707	19,707	19,707
Exchange fluctuation reserve	13,468	35,042	(45,503)	(115,276)
Retained profits	1,945,660	1,946,524	(769,342)	(668,717)
	5,003,367	**5,025,805**	**4,154,662**	**4,185,514**
Non-Controlling Interest	**58,644**	**56,986**	**-**	**-**
Total equity	**5,062,011**	**5,082,791**	**4,154,662**	**4,185,514**
Non-current liabilities:				
Deferred taxation	573,209	549,019	-	-
Borrowings-secured	1,457,056	2,263,230	-	-
Bonds	347,503	-	347,503	-
Total non-current liabilities	**2,377,768**	**2,812,249**	**347,503**	**-**
Current liabilities:				
Trade and other payables	1,265,015	1,033,222	62,380	58,473
Amount owing to subsidiaries	-	-	786,139	749,008
Provision for taxation	156,958	172,830	-	-
Borrowings-secured	3,004,222	2,822,420	53,339	55,122
Total current liabilities	**4,426,195**	**4,028,472**	**901,858**	**862,603**
Total equity and liabilities	**11,865,974**	**11,923,512**	**5,404,023**	**5,048,117**

In accordance with Singapore FRS 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	
	31-Dec-16 RMB ('000)	31-Dec-15 RMB ('000)	31-Dec-16 RMB ('000)	31-Dec-15 RMB ('000)
Trade receivables	78,272	50,362	-	-
Other receivables:				
- Deposit for land tender	477,946	423,678	-	-
- Rental deposits	596	577	584	558
- Prepayments	165,621	176,619	5,954	49
- Security deposits placed with contractors, suppliers and authorities	44,842	141,309	-	-
- Refundable deposits	37,164	27,744	-	-
- Advances to property management agents	7,600	9,600	-	-
- Others	29,718	42,626	153	194
Total receivables	841,759	872,515	6,691	801

Trade and other payables comprise of the following:

	Group		Company	
	31-Dec-16 RMB ('000)	31-Dec-15 RMB ('000)	31-Dec-16 RMB ('000)	31-Dec-15 RMB ('000)
Trade payables	628,054	683,180	-	-
Other payables:				
- Accrued expenses	93,443	87,985	62,380	58,473
- Advance payment from customers	443,326	136,464	-	-
- Rental and option deposits	77,594	96,369	-	-
- Project deposits	15,085	23,238	-	-
- Advances from sub-contractors	6,278	-	-	-
- Others	1,235	5,986	-	-
Total payables	1,265,015	1,033,222	62,380	58,473

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

	Group			
	31-Dec-16		31-Dec-15	
	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	3,004,222	-	2,822,420	-
	3,004,222	-	2,822,420	-
Amount repayable beyond its normal operating cycle or after twelve months from the balance sheet date	1,457,056	347,503	2,263,230	-
	4,461,278	347,503	5,085,650	-

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 Singapore FRS 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, which can range from 1 to 4 years .

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			
	4th Qtr 2016	4th Qtr 2015	Jan to Dec 2016	Jan to Dec 2015
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Operating activities				
Profit before taxation	95,010	160,920	132,982	177,378
Adjustments for:				
Depreciation of property, plant and equipment	1,556	4,447	6,647	8,228
Amortisation of other non-current assets	110	131	430	484
Fair value gain on investment properties	(24,273)	(114,910)	(24,273)	(114,910)
Fair value gain on other investments	(18,000)	(43,000)	(18,000)	(43,000)
Interest expense	21,501	22,857	93,017	102,296
Interest income	(10,944)	(15,465)	(46,545)	(48,569)
Amortisation of prepaid legal consultancy service fee	-	-	-	208
Loss on disposal of property, plant and equipment	20	14	20	2
Operating profit before working capital changes	64,980	14,994	144,278	82,117
Increase in investment properties	(41,801)	(33,346)	(35,473)	(31,346)
Decrease/(Increase) in development properties	198,338	(362,755)	(528,460)	(1,313,276)
Decrease/(increase) in trade and other receivables	172,408	13,718	16,780	(558,306)
(Decrease)/increase in trade and other payables	(257,531)	105,634	253,291	422,922
Cash used in operations	136,394	(261,755)	(149,584)	(1,397,889)
Interest paid	(37,699)	(20,760)	(124,788)	(109,146)
Interest received	10,753	15,465	46,013	48,569
Income tax paid	(2,958)	688	(40,602)	(10,673)
Net cash from/(used in) operating activities	**106,490**	**(266,362)**	**(268,961)**	**(1,469,139)**
Cash flow from investing activities				
Acquisition of property, plant and equipment	(137)	(2,937)	(640)	(8,779)
Acquisition of other investment	-	-	-	(59,000)
Net cash used in investing activities	**(137)**	**(2,937)**	**(640)**	**(67,779)**
Cash flow from financing activities				
Bank balance subject to restriction	(92,260)	(180,098)	705,372	(378,259)
Proceed from loans and borrowings	959,995	1,337,882	1,927,337	3,764,902
Proceed from bond issuance	-	-	323,799	-
Payment of interest on perpetual convertible securities	-	-	(78,261)	(65,412)
Repayment of borrowings	(951,965)	(1,113,650)	(2,580,835)	(1,843,042)
Net cash generated (used in)/from financing activities	**(84,230)**	**44,134**	**297,412**	**1,478,189**
Net increase/(decrease) in cash and cash equivalents	**22,123**	**(225,165)**	**27,811**	**(58,729)**
Effects of exchange rate changes on cash and cash equivalents	40,677	1,190	31,167	38,042
Cash and cash equivalents at beginning of period	174,298	402,095	178,120	198,807
Cash and cash equivalents at end of period	**237,098**	**178,120**	**237,098**	**178,120**

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 31 December 2016

Group	Capital contribution	Reverse acquisition reserve	Convertible bonds (equity component)	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)	RMB ('000)
Balance at 1 January 2016	4,028,372	(1,993,712)	42,458	68,444	19,707	878,970	35,042	1,946,524	5,025,805	56,986	5,082,791
Total comprehensive income for the year	-	-	-	-	-	-	(20,057)	16,793	(3,264)	2,124	(1,140)
Perpetual convertible securities interest	-	-	-	-	-	-	-	(22,134)	(22,134)	-	(22,134)
Balance at 31 March 2016	4,028,372	(1,993,712)	42,458	68,444	19,707	878,970	14,985	1,941,183	5,000,407	59,110	5,059,517
Total comprehensive income for the year	-	-	-	-	-	-	(17,772)	5,002	(12,770)	3,300	(9,470)
Equity-settled share-based payment transactions	-	-	-	-	319	-	-	-	319	-	319
Perpetual convertible securities interest	-	-		-		-	-	(21,885)	(21,885)	-	(21,885)
Balance at 30 June 2016	4,028,372	(1,993,712)	42,458	68,444	20,026	878,970	(2,787)	1,924,300	4,966,071	62,410	5,028,481
Total comprehensive income for the year	-	-		-	-	-	4,943	7	4,950	(2,290)	2,660
Equity-settled share-based payment transactions	-	-		-	(319)	-	-	-	(319)	-	(319)
Perpetual convertible securities interest	-	-		-	-	-	-	(22,134)	(22,134)	-	(22,134)
Balance at 30 September 2016	4,028,372	(1,993,712)	42,458	68,444	19,707	878,970	2,156	1,902,173	4,948,568	60,120	5,008,688
Total comprehensive income for the year	-	-		-	-	-	11,312	65,870	77,182	(1,476)	75,706
Perpetual convertible securities interest	-	-		-		-	-	(22,383)	(22,383)	-	(22,383)
Balance at 31 December 2016	4,028,372	(1,993,712)	42,458	68,444	19,707	878,970	13,468	1,945,660	5,003,367	58,644	5,062,011
Balance at 1 January 2015	4,028,372	(1,993,712)	42,458	68,444	19,707	878,970	28,542	1,929,379	5,002,160	54,564	5,056,724
Total comprehensive income for the year	-	-	-	-	-	-	1,954	(455)	1,499	(550)	949
Equity-settled share-based payment transactions	-	-	-	-	2,912	-	-	-	2,912	-	2,912
Balance at 31 March 2015	4,028,372	(1,993,712)	42,458	68,444	22,619	878,970	30,496	1,928,924	5,006,571	54,014	5,060,585
Total comprehensive income for the year	-	-	-	-	-	-	2,477	8,883	11,360	(334)	11,026
Equity-settled share-based payment transactions	-	-	-	-	2,911	-	-	-	2,911	-	2,911
Perpetual convertible securities interest	-	-		-	-	-	-	(65,412)	(65,412)	-	(65,412)
Balance at 30 June 2015	4,028,372	(1,993,712)	42,458	68,444	25,530	878,970	32,973	1,872,395	4,955,430	53,680	5,009,110
Total comprehensive income for the year	-	-	-	-	-	-	7,421	3,420	10,841	(509)	10,332
Equity-settled share-based payment transactions	-	-	-	-	(3,364)	-	-	-	(3,364)	-	(3,364)
Perpetual convertible securities interest	-	-	-	-		-	-	(22,134)	(22,134)	-	(22,134)
Balance at 30 September 2015	4,028,372	(1,993,712)	42,458	68,444	22,166	878,970	40,394	1,853,681	4,940,773	53,171	4,993,944
Total comprehensive income for the year	-	-	-	-	-	-	(5,352)	114,355	109,003	3,815	112,818
Equity-settled share-based payment transactions	-	-	-	-	(2,459)	-	-	-	(2,459)	-	(2,459)
Perpetual convertible security interest	-	-	-	-	-	-	-	(21,512)	(21,512)	-	(21,512)
Balance at 31 December 2015	4,028,372	(1,993,712)	42,458	68,444	19,707	878,970	35,042	1,946,524	5,025,805	56,986	5,082,791

Statement of Changes in Equity of the Company for the period ended 31 December 2016

Company	Capital contribution	Convertible bonds (equity component)	Share-based compensation reserve	Translation reserve	Perpetual convertible security	Retained profits	Total
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Balance at 1 January 2016	4,028,372	42,458	19,707	(115,276)	878,970	(668,717)	4,185,514
Total comprehensive income for the year	-	-	-	63,470	-	22,028	85,498
Perpetual convertible securities interest	-	-	-	-		(22,134)	(22,134)
Balance at 31 March 2016	4,028,372	42,458	19,707	(51,806)	878,970	(668,823)	4,248,878
Total comprehensive income for the year	-	-	-	43,798	-	35,360	79,158
Equity-settled share-based payment transactions	-	-	319	-	-	-	319
Perpetual convertible securities interest	-	-		-		(65,412)	(65,412)
Balance at 30 June 2016	4,028,372	42,458	20,026	(8,008)	878,970	(698,875)	4,262,943
Total comprehensive income for the year	-	-	-	(13,122)	-	(3,438)	(16,560)
Equity-settled share-based payment transactions	-	-	(319)	-	-	-	(319)
Perpetual convertible securities interest	-	-	-	-	-	(22,134)	(22,134)
Balance at 30 September 2016	4,028,372	42,458	19,707	(21,130)	878,970	(724,447)	4,223,930
Total comprehensive income for the year	-	-	-	(24,373)	-	(22,512)	(46,885)
Perpetual convertible securities interest	-	-	-	-	-	(22,383)	(22,383)
Balance at 31 December 2016	4,028,372	42,458	19,707	(45,503)	878,970	(769,342)	4,154,662
Balance at 1 January 2015	4,028,372	42,458	19,707	(73,770)	878,970	(494,766)	4,400,971
Total comprehensive income for the year	-	-	-	(74,554)	-	(10,231)	(84,785)
Transfer to statutory common reserve	-	-			-	(1,418)	(1,418)
Equity-settled share-based payment transactions	-	-	2,912	-	-	-	2,912
Balance at 31 March 2015	4,028,372	42,458	22,619	(148,324)	878,970	(506,415)	4,317,680
Total comprehensive income for the year	-	-	-	27,057	-	(3,831)	23,226
Equity-settled share-based payment transactions	-	-	2,911	-	-	-	2,911
Perpetual convertible securities interest	-	-	-	-	-	(65,412)	(65,412)
Balance at 30 June 2015	4,028,372	42,458	25,530	(121,267)	878,970	(575,658)	4,278,405
Total comprehensive income for the year	-	-	-	(44,510)	-	(31,245)	(75,755)
Equity-settled share-based payment transactions	-	-	(3,364)	-	-	-	(3,364)
Perpetual convertible securities interest	-	-	-	-	-	(22,134)	(22,134)
Balance at 30 September 2015	4,028,372	42,458	22,166	(165,777)	878,970	(629,037)	4,177,152
Total comprehensive income for the year	-	-	-	50,501	-	(18,168)	32,333
Equity-settled share-based payment transactions	-	-	(2,459)	-	-	-	(2,459)
Perpetual convertible securities interest	-	-	-	-	-	(21,512)	(21,512)
Balance at 31 December 2015	4,028,372	42,458	19,707	(115,276)	878,970	(668,717)	4,185,514

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

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

	As at 31 December 2016	As at 31 December 2015
	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	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 31 December 2016, the number of outstanding share options granted under the Ying Li ESOS was nil (31 December 2015: 6,101,536). 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	Number of Options Lapsed / Revoked	Options outstanding at 31 December 2015	Number of Options Lapsed / Revoked	Number of Options Exercised	Options outstanding at 31December 2016
2 Apr 2012	S$0.278	14,746,765	(9,970,004)	4,776,761	(4,776,761)	-	-
23 Apr 2012	S$0.263	1,514,000	(757,000)	757,000	(757,000)	-	-
14 Mar 2013	S$0.360	1,081,040	(1,081,040)	-	-	-	-
31 Mar 2013	S$0.371	1,847,163	(1,279,388)	567,775	(567,775)	-	-
29 Sep 2013	S$0.370	910,000	(910,000)	-	-	-	-
Total:		**20,098,968**	**(13,997,432)**	**6,101,536**	**(6,101,536)**	**-**	**-**

On 30 September 2016, the Remuneration Committee – the committee in charge of administering the Scheme, is of the view that certain aspects of performance were not up to expectations, and had decided to revoke the remaining Share Options granted.

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

As at 31 December 2016, the number of outstanding share awards granted (but not yet vested) under the Ying Li PSP was nil (31 December 2015: 425,831). Further details of the share awards granted under the Ying Li PSP are as follows:

Date of grant	Granted	No. of Performance Shares Vested	Number of Performance Shares Lapsed / Revoked	Balance at 31 December 2015	No. of Performance Shares Vested	Number of Performance Shares Lapsed / Revoked	Balance at 31 December 2016
2 Apr 2012	22,120,148	(11,043,205)	(11,076,943)	-	-	-	-
23 Apr 2012	2,271,000	(1,135,548)	(1,135,452)	-	-	-	-
14 Mar 2013	1,081,040	(250,000)	(831,040)	-	-	-	-
31 Mar 2013	2,770,744	(664,297)	(1,680,616)	425,831	-	(425,831)	-
29 Sep 2013	1,360,000	-	(1,360,000)	-	-	-	-
Total	**29,602,932**	**(13,093,050)**	**(16,084,051)**	**425,831**	**-**	(425,831)	**-**

On 30 September 2016, the Remuneration Committee – the committee in charge of administering the Plan, is of the view that certain aspects of performance were not up to expectations, and had decided to revoke the remaining 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 31 December 2016 was 2,557,040,024 (31 December 2015: 2,557,040,024).

The Company did not hold any treasury shares as at 31 December 2016 (31 December 2015: 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 2015.

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			
	4th Qtr 2016	4th Qtr 2015	Jan to Dec 2016	Jan to Dec 2015
Earnings per ordinary share:				
(i) Based on weighted average no. of ordinary shares in issue (RMB per share)	0.026	0.045	0.034	0.050
(ii) On a fully diluted basis (RMB per share)	0.026	0.045	0.034	0.050
Number of shares in issue:				
(i) Based on weighted ave no. of ordinary shares in issue ('000)	2,557,040	2,557,040	2,557,040	2,557,040
(ii) On a fully diluted basis ('000)	2,557,040	2,557,040	2,557,040	2,557,040

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 one category of dilutive potential ordinary shares: perpetual convertible securities, as of 30 Sep 2016.

The Perpetual Convertible Securities is anti-dilutive as its interest per ordinary share obtainable on conversion exceeds basic earnings per share.

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	
	31-Dec-16	31-Dec-15	31-Dec-16	31-Dec-15
Net Asset Value (RMB'000)	5,003,367	5,025,805	4,154,662	4,185,514
Based on existing issued share capital (RMB per share)	1.96	1.97	1.62	1.64
Net Asset 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 twelve months and quarter ended 31 December 2016

Revenue

	Group					
	4th Qtr 2016	4th Qtr 2015	Increase / (Decrease)	Jan to Dec 2016	Jan to Dec 2015	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Sale of Properties	513,250	257,893	99.0%	867,603	399,104	117.4%
Rental Income	54,666	49,039	11.5%	211,940	210,772	0.6%
Consultancy income	-	-	n.m.	-	6,962	n.m.
	567,916	**306,932**	**85.0%**	**1,079,543**	**616,838**	**75.0%**

For the full year 2016, Revenue of the Group increased by RMB462.7 million (75.0%) to RMB1.08 billion as compared with FY2015. The increase was mainly driven by the continued handover of the residential units at San Ya Wan Phase 2 project and revenue recognized from the commencement of handover at Ying Li International Electrical and Hardware Centre ("Ying Li IEC") Phase 1A in the 4th quarter of 2016. Revenue of the Group for 4QFY2016 increased by RMB261.0 million (85.0%) to RMB567.9 million as compared with that of 4QFY2015. The increase was mainly due to higher revenue from the Sale of Properties segment that was mainly driven by the commencement of units' handover at Ying Li IEC Phase 1A.

Rental income increased by a modest RMB1.2 million (0.6%) for the full year compared to FY2015 due to a healthy increased rental contribution from IMIX Park Daping mall but then negated by the introduction of VAT regime in China and loss of income due to certain tenants in other properties not renewing their leases and rent free periods had to be provided to new tenants. Rental Income increased by RMB5.6 million (11.5%) in 4QFY2016 to RMB54.7 million as compared to the same period last year.

Gross profit

	Group					
	4th Qtr 2016	4th Qtr 2015		Jan to Dec 2016	Jan to Dec 2015	
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Sale of Properties	97,332	38,344	153.8%	154,000	77,801	97.9%
Rental Income	48,623	40,802	19.2%	184,065	176,144	4.5%
Consultancy income	-	-	n.m.	-	6,962	n.m.
	145,955	**79,146**	**84.4%**	**338,065**	**260,907**	**29.6%**

n.m. - not meaningful

Gross profit of the Group for 4QFY2016 increased by RMB66.8million (84.4%) to RMB146.0 million as compared to the same period last year. The increase was mainly due to the handover of completed units at Ying Li IEC Phase 1A. Gross profit for the full year increased by RMB77.2 million (29.6%) to RMB338.1 million in line with the increase in revenue.

Gross profit margin

	Group							
	4th Qtr 2016		4th Qtr 2015		Jan to Dec 2016		Jan to Dec 2015	
	RMB ('000)	%	RMB ('000)	%	RMB ('000)	%	RMB ('000)	%
Sale of Properties	97,332	19.0%	38,344	14.9%	154,000	17.8%	77,801	19.5%
Rental Income	48,623	88.9%	40,802	83.2%	184,065	86.8%	176,144	83.6%
Consultancy income	-	n.m.	-	n.m.	-	-	6,962	n.m.
	145,955	**25.7%**	**79,146**	**25.8%**	**338,065**	**31.3%**	**260,907**	**42.3%**

n.m. - not meaningful

The Group's gross profit margin for FY2016 decreased by 11 percentage points to 31.3%. Gross profit margin from the Sale of Properties decreased by 1.7 percentage point as higher proportion of properties handed over in 2016 are residential and industrial properties where profit margin are lower than those from the office properties handed over in 1QFY2015 to 3QFY2015.

Gross profit margin of the Group for 4QFY2016 was steady, decreasing only marginally by 0.1 percentage point to 25.7% as compared to the same period last year.

Other income

	Group			
	4th Qtr 2016	4th Qtr 2015	Jan to Dec 2016	Jan to Dec 2015
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Interest income	10,944	15,465	46,545	48,569
Advertisement income	381	182	989	182
Government grant	65	188	418	1,115
Others	4,019	-	6,565	3,313
	15,409	15,835	54,517	53,179

The year-on-year decrease in Other Income was mainly due to lower interest income from deposits.

Selling expenses

Selling expenses increased marginally by RMB0.1 million (0.5%) in 4QFY2016 to RMB27.7 million as compared to 4QFY2015 mainly due to ongoing advertising and promotional activities for ongoing projects.

The increase in Selling expenses in FY2016 of RMB7.0 million (9.5%) was mainly due to an increase in the sales commissions paid out due to increased sales during the year.

Administrative expenses

Administrative expenses were RMB15.4 million (35.0%) higher for the quarter under review as compared to 4QFY2015. The increase is mainly due to an increase in foreign exchange losses arising from a USD denominated loan, bad debt provision and an increase in staff costs.

Administrative expenses increased by RMB9.6 million (8.0%) during the year as compared to FY2015 mainly due to an increase in foreign exchange losses arising from the strengthening of the USD.

Fair value gain on investment properties

For the full year FY2016, the total fair value gain on investment properties was RMB24.3 million. This gain is the difference between the value of investment properties as at 31 December 2016 as compared to the carrying value of investment properties as at the equivalent period in 2015. The decline in Fair Value gain was mostly due to investment properties registered higher level of revaluation gain in 2015 compare to a more modest asset inflation in 2016.

Fair value on other investments

For the full year FY2016, the fair value gain from investment in Beijing Tongzhou project amounted to RMB18 million, as compared to RMB43 million in FY2015.

Finance costs

For the quarter under review, finance costs were RMB1.4 million (5.9%) lower as compared to 4QFY2015. This is mainly due to a reduction in borrowing costs at the Group. Interest expense directly attributable to projects would generally be capitalised as part of the project costs.

The decrease in Finance costs of RMB9.3 million (9.1%) during the year was mainly due to lower interest rates achieved through the refinancing of some of the outstanding loans during the year.

Taxation

	Group					
	4th Qtr 2016	4th Qtr 2015		Jan to Dec 2016	Jan to Dec 2015	
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Income tax	(4,272)	(14,317)	(70.2%)	(24,543)	(22,711)	8.1%
Deferred tax	(26,344)	(28,433)	(7.3%)	(19,109)	(26,042)	(26.6%)
	(30,616)	**(42,750)**	**(28.4%)**	**(43,652)**	**(48,753)**	**(10.5%)**

During the quarter under review, tax expense decreased by RMB12.1 million (28.4%) year-on-year to RMB30.6 million as compared with 4QFY2015 mainly due to lower taxable profits generated from the sale of properties in 4QFY2016.

Profit for the Period and Total comprehensive income for the period

The profit for the quarter decreased by RMB53.8 million as compared to 4QFY2015. The decrease is entirely due to the decline in Fair Value gain in Investment Property and Other Investment. If we had excluded Fair Value gain and its associated deferred tax expenses in both periods, profit for 4QFY2016 would have risen by RMB33.0 million. The profit for the year decreased by RMB39.3 million as compared to FY2015. The decrease is entirely due to the decline in Fair Value gain in Investment Property. If we had excluded Fair Value gain and its associated deferred tax expenses in both periods, profit for FY2016 would have risen by RMB47.4 million.

Total comprehensive income for the period decreased by RMB37.1 million as compared to 4QFY2015. The decrease is the net result of lower Profit for the period, negated by the reversal of Foreign currency translation differences of RMB16.7m. For FY2016, total comprehensive income decreased by RM67.4 million due to the combined result of lower Profit for the period and reversal of Foreign currency translation differences of RMB28.1m.

Profit attributable to ordinary shareholders of the Company

	Group					
	4th Qtr 2016	4th Qtr 2015	Increase / (Decrease)	Jan to Dec 2016	Jan to Dec 2015	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Profit attributable to:						
Ordinary shareholders of the Company	65,870	114,355	(42.4%)	87,672	126,203	(30.5%)
Non-Controlling Interest (NCI)	(1,476)	3,815	n.m.	1,658	2,422	(31.5%)
	64,394	**118,170**	**(45.5%)**	**89,330**	**128,625**	**(30.6%)**

n.m. - not meaningful

Overall, net profit attributable to the ordinary shareholders of the Company decreased by RMB48.5 million (42.4%) to RMB65.9 million in 4QFY2016. For FY2016, net profit attributable to the ordinary shareholders of the Company decreased by RMB38.5 million as compared to FY2015.

STATEMENT OF FINANCIAL POSITION

Total Assets of the Group decreased by a very modest RMB57.5 million to RMB11.9 billion during the year and was mainly due to a decrease in cash and cash equivalents of RMB646.4 million. This was offset by: i) an increase in development properties amounting to RMB535.9 million as progress is being made on the Ying Li International Commercial Centre and Ying Li International Electrical and Hardware Centre (where much of the money was deployed); and ii) an increase in investment properties and other investments amounting to RMB84.4 million that mainly arose from fair value gains on these assets and additional assets classified as investment properties.

The Group's total liabilities decreased by RMB36.8 million to RMB6.8 billion during the period under review. The decrease in liabilities was mainly due to reduction in borrowings amounting to RMB276.9 million due to repayment of loans. This was off-set

by an increase in trade and other payables of RMB231.8 million that was mainly attributable to an increase in pre-sales proceeds received from the pre-sales of Ying Li IEC.

The Group's total equity decreased by a modest RMB20.8 million to RMB5,062.0 million during the period under review, mainly due to a decrease in the Exchange fluctuation reserve because of RMB devaluation in FY2016. The Exchange fluctuation reserve mainly comprises cumulative unrealised exchange gains/losses arising from the translation of the financial statements of the entities where the functional currency differs from the presentation currency which is the Chinese Yuan ("RMB").

STATEMENT OF CASH FLOW

The increase in unrestricted cash and cash equivalent of RMB22.1 million for the quarter under review was mainly due to:

i) net cash inflow of RMB106.5 million from operating activities;
ii) net cash outflow of RMB 0.1 million from investing activities; and
iii) net cash outflow of RMB84.2 million from financing activities.

The net cash inflow from operating activities of RMB106.5 million which was mainly attributable to cash generated from operating profit of RMB65.0 million and a decrease in trade and other receivables of RMB172.4 million mainly due to collection of outstanding sums on contracted pre-sales and the refund of deposits previously placed with a financial institution. This was off-set by a decrease in trade and other payables of RMB257.5 million mainly due to the payment made to suppliers, and net interest and income tax paid of RMB29.9 million.

Net cash used in financing activities of RMB84.2 million was mainly due to deposits placed with financial institutions that were pledged to secure financing facilities.

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.

Chongqing ended the year on a positive note with a GDP growth of 10.7% Y-o-Y to RMB1,755.9 billion for 2016, according to Chongqing Statistics Bureau. The city outpaced the country's overall GDP growth of 6.7% and maintained its position as the fastest growing city in the People's Republic of China ("PRC"). Amidst Chongqing's stable economic development, disposable income per capita rose by 8.7% to RMB29,610 while total retail sales of consumer goods expanded by 13.2% to RMB727.1 billion in 2016.

Chongqing Office Market
The Chongqing office market saw improvement in the absorption and vacancy rates in 2016 against the backdrop of an oversupply situation. However, there was a slight decline in average rental rates as landlords reduced rates to stimulate rental demand. In 4Q2016, net absorption leaped to 147,000 sqm despite the release of one Grade A office located in Jiangbeizui with a gross floor area ("GFA") of 107,500 sqm. This is a record high for the past two years and represented an increase of 185.9% Q-o-Q. The increase is driven by demand from local and domestic office upgraders and new set-ups, especially from the financial sector. As the preferred location for MNCs, office demand in Jiefangbei remained healthy and the average rental for offices (Grade A and Non-Grade A offices) remained resilient at RMB93.6 per sqm per month as compared to the average office rental across Chongqing at RMB82.5 per sqm per month in 4Q2016.

(Sources: JLL Research, 2016 Chongqing Property Market Overview; CBRE Research, Chongqing Property Market Overview 2016 Annual Report)

Chongqing Retail Market
In 2016, Chongqing's retail market experienced steady demand with improving vacancy rates albeit at relatively high inventory levels. However, the new supply of retail malls opened in 2016 was mainly concentrated in non-core CBD areas such as Yubei, Nanbin Road and Dashihua districts. In 4Q2016, two retail malls opened in Yubei and Nanping with a combined GFA of 320,000 sqm while net absorption was 298,200 sqm. The average vacancy rate dropped 0.3 percentage points to 10.7% in 4Q2016 as mall repositioning and tenant mix adjustment picked up steam.

The retail themes in 2016 were predominantly focused on experiential and family/children-related concepts aimed at increasing consumer spending and foot traffic within malls. The debut of Madame Tussauds, the first in Western China, and Sealife Aquarium, both in Nanbin Road during 4Q2016 are examples of such concepts.

(Sources: JLL Research, 2016 Chongqing Property Market Overview; CBRE Research, Chongqing Property Market Overview 2016 Annual Report)

Chongqing Residential Market
In view of the short-term oversupply in the residential market, developers were focused on destocking in 2016. As such, only a total of 5,500 high-end residential units were launched during the year, representing a drop of 55.3% Y-o-Y. Although the total premium units sold were slightly down by 1.9% Y-o-Y to 10,200 units, the average selling price (ASP) rose by 9.6% Y-o-Y to RMB13,000 per sqm in 2016. The improvement in the ASP is on the back of Chongqing's robust economy growth and the various favourable policies enacted to lower down-payment requirements and lending rates.

(Source: JLL Research, 2016 Chongqing Property Market Overview)

Beijing Market
Following the latest tightening of property purchase restrictions in Beijing at the end of September 2016, seven projects were launched in the city's high-end residential market in 4Q2016. This brought the total inventory up by 6.1% Q-o-Q to 24,291 units. As a result of the latest purchase restrictions, transaction volume in Beijing's overall residential market decreased by 35.8% Q-o-Q in 4Q2016. However, the high-end residential market was better cushioned as transaction volume declined by 10.0% Q-o-Q and increased more than 100% Y-o-Y in 4Q2016.

(Source: Colliers International, Beijing Residential Q4 2016)

Outlook
Chongqing's foreign trade is expected to expand further which would bring about sustained economic growth on the back of the One Belt One Road Initiative, China-Singapore (Chongqing) Demonstrative Initiative on Strategic Connectivity, and approval from the central government to set up a free-trade zone in the city. Coupled with a gradual influx of domestic and foreign corporations, demand may increase in tandem for Chongqing's office, retail and residential markets.

CBRE Research expects office demand to remain stable in 2017 with a net absorption of between 0.4 and 0.5 million sqm per annum in the next four years. On the retail front, CBRE Research expects mass market retailing demand to spur from family consumption through family/children and entertainment-centred themes. For Chongqing's residential market, demand will continue to improve on the back of robust economic growth while the city remains unencumbered from property tightening measures.

In view of Chongqing's promising economic outlook, the Group's existing projects continued to be poised to benefit from any uptick in demand. The phased completion and handover of Lion City Garden commenced in 4Q2015 and is still ongoing continuing into 2017, while the completion and handover for the first phase of Ying Li International Hardware and Electrical Centre had started in 4Q2016. Pre-sales for Ying Li International Commercial Centre had commenced in 3Q2016 and is on track for completion in 2018. For the retail malls, the Group continues to concentrate its efforts on the repositioning of its two malls- Ying LI IMIX Park Jiefangbei and Ying Li IMIX Park Daping, with an emphasis on in-store experiences, lifestyle, family/children and entertainment concepts tailored to the needs of their respective target audiences. Moving forward, the Group will continue to focus on developing high quality commercial, residential and bespoke projects at prime locations in Chongqing as well as Tier 1 and fast-growing Tier 2 cities in PRC.

11 Dividend

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

No dividend was declared or recommended.

The Group is currently undertaking several extensive developments and the initial result can be seen in the significant increase in FY2016 revenue by 75% year-on-year. However, as shown in the cashflow statement, even though this has translated into a significant increase in "Operating profit before working capital changes" by 75.7% to RMB144.3 million, the net cashflow from operating activities remains negative, even though the deficit has reduced substantially from the prior year. This is due to continued investment by the Group in development properties on the several projects undertaken. As a result of this, the Group is not recommending a cash dividend for FY2016.

(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.

Part 2 - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)

14 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

Business segments

31 December 2016	Property Investment RMB ('000)	Property Development RMB ('000)	Others RMB ('000)	Total RMB ('000)
Revenues	211,940	867,603	-	1,079,543
Segment result	77,560	110,972	(59,303)	129,229
Interest expense	-	(93,017)	-	(93,017)
Interest income	-	-	46,545	46,545
Government grant	-	418	-	418
Sublet rental income	-	235	-	235
Advertisement income	989	-	-	989
Sundry incomes	4,810	1,520	-	6,330
Fair value gain on investment property	24,273	-	-	24,273
Fair value gain on other investments	-	-	18,000	18,000
Loss on disposal of property, plant and equipment	-	-	(20)	(20)
Profit before tax	107,632	20,128	5,222	132,982
ASSETS				
Segment assets	4,482,967	6,653,512	701,387	11,837,866
Unallocated assets			28,108	28,108
Total assets				11,865,974
LIABILITIES				
Segment liabilities	65,090	5,888,009	120,697	6,073,796
Unallocated liabilities			730,167	730,167
Total liabilities				6,803,963
OTHER INFORMATION				
Capital expenditure	-	-	640	640
Depreciation	-	-	6,647	6,647
Exchange loss, net	-	18,589	-	18,589
Amortisation of deferred lease incentives	430	-	-	430

Business segments

31 December 2015	Property Investment RMB ('000)	Property Development RMB ('000)	Others RMB ('000)	Total RMB ('000)
Revenues	210,772	399,103	6,963	616,838
Segment result	159,110	(37,030)	(53,493)	68,587
Interest expense	-	(102,296)	-	(102,296)
Interest income	-	-	48,569	48,569
Government grant	-	1,115	-	1,115
Advertisement income	182	-	-	182
Sundry incomes	2,356	957	-	3,313
Fair value gain on investment property	114,910	-	-	114,910
Fair value gain on other investments	-	-	43,000	43,000
Loss on disposal of property, plant and equipment	-	-	(2)	(2)
Profit before tax	276,558	(137,254)	38,074	177,378
ASSETS				
Segment assets	4,429,280	5,991,408	1,479,984	11,900,672
Unallocated assets			22,840	22,840
Total assets				11,923,512
LIABILITIES				
Segment liabilities	92,402	5,848,770	177,700	6,118,872
Unallocated liabilities			721,849	721,849
Total liabilities				6,840,721
OTHER INFORMATION				
Capital expenditure	-	-	8,779	8,779
Depreciation	-	-	8,228	8,228
Exchange loss, net	-	26,607	-	26,607
Amortisation of deferred lease incentives	484	-	-	484

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

Please refer to review of actual performance as disclosed in paragraph 8 of this announcement.

16 Breakdown of sales as follows:-

	Group		
	2016 RMB ('000)	2015 RMB ('000)	Increase/ (Decrease)
(a) Sales reported for first half year	260,611	198,056	**31.6%**
(b) Operating profit after tax before deducting minority interest reported for first half year	27,219	7,543	**260.9%**
(c) Sales reported for second half year	818,932	418,782	**95.6%**
(d) Operating profit after tax before deducting minority interest reported for second half year	62,111	121,082	**(48.7%)**

17 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). If there are no such persons, the issuer must make an appropriate negative statement

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Mr Fang Xin Nian ("Mr Fang")	56	Mr Fang is the brother of Mr Fang Ming.	Mr Fang is the Manager of Materials Department. He is responsible for the management of the Department and has been in this position since 2002. Mr Fang concurrently holds the position of the Manager of the Operations Management Department since 2015. He oversees the monitoring of key project deadlines and ensures that projects are completed based on the agreed timeline and within the budget set by the Group.	Nil.

BY ORDER OF THE BOARD

Fang Ming
Executive Chairman
27 February 2017

Yang Xiao Yu
Executive Director