

PART I – INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

- 1(a) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

CONSOLIDATED INCOME STATEMENT

	GROUP			GROUP		
	4Q2015 RMB'000	4Q2014 RMB'000	% change + / (-)	FY2015 RMB'000	FY2014 RMB'000	% change + / (-)
Revenue						
- Sales of development properties	387,634	469,578	-17%	1,044,480	899,287	16%
- Housing construction	16,907	84,998	-80%	113,287	325,118	-65%
- Sales of goods	27,312	19,800	38%	76,924	69,334	11%
	<u>431,853</u>	<u>574,376</u>		<u>1,234,691</u>	<u>1,293,739</u>	
Cost of sales						
- Sales of development properties	(255,612)	(369,140)	-31%	(752,099)	(659,779)	14%
- Housing construction	(14,653)	(69,612)	-79%	(110,009)	(253,622)	-57%
- Sales of goods	(15,420)	(13,490)	14%	(46,380)	(45,240)	3%
	<u>(285,685)</u>	<u>(452,242)</u>		<u>(908,488)</u>	<u>(958,641)</u>	
Gross profit	<u>146,168</u>	<u>122,134</u>	20%	<u>326,203</u>	<u>335,098</u>	-3%
Other income	24,005	45,090	-47%	45,764	255,635	-82%
Selling and distribution expenses	(15,978)	(11,249)	42%	(36,868)	(34,276)	8%
Administrative expenses	(41,294)	(23,768)	74%	(108,646)	(91,596)	19%
Finance costs, net	(7,491)	(2,532)	196%	(5,445)	(5,964)	-9%
Non-operating expenses	(94)	(1,205)	-92%	(2,560)	(4,391)	-42%
Results from operations	<u>105,316</u>	<u>128,470</u>		<u>218,448</u>	<u>454,506</u>	
Share of loss of investment in joint venture	(1,220)	-	100%	(7,424)	-	100%
Profit before taxation	<u>104,096</u>	<u>128,470</u>		<u>211,024</u>	<u>454,506</u>	
Taxation	(52,954)	(58,292)	-9%	(104,432)	(183,484)	-43%
Profit for the period/year	<u>51,142</u>	<u>70,178</u>		<u>106,592</u>	<u>271,022</u>	
Profit attributable to:						
Owners of the Company	46,940	53,571		94,118	258,295	
Non-controlling interests	4,202	16,607		12,474	12,727	
	<u>51,142</u>	<u>70,178</u>		<u>106,592</u>	<u>271,022</u>	

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	GROUP			GROUP		
	4Q2015	4Q2014	% change	FY2015	FY2014	% change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Profit for the period/year	51,142	70,178		106,592	271,022	
Other comprehensive (loss)/income						
Items that may be reclassified subsequently to profit or loss:						
Foreign currency translation differences - foreign operations	(2,296)	2,437	n.m	(852)	7,372	n.m
Net change in fair value of financial assets available-for-sale	-	12	-100%	28	12	133%
Net change in fair value of financial assets available-for-sale reclassified to profit or loss	-	(1,117)	-100%	(563)	(917)	-39%
Total other comprehensive (loss)/income for the period/year, net of tax	(2,296)	1,332		(1,387)	6,467	
Total comprehensive income for the period/year	48,846	71,510		105,205	277,489	
Total comprehensive income/(loss) attributable to:						
Owners of the Company	44,644	54,903		92,731	264,762	
Non-controlling interests	4,202	16,607		12,474	12,727	
	48,846	71,510		105,205	277,489	

Note:

n.m: Not meaningful

Profit before taxation is stated after charging/(crediting):

	GROUP			GROUP		
	4Q2015	4Q2014	% change	FY2015	FY2014	% change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
Amortisation of intangible assets	41	45	-9%	171	178	-4%
Allowance for impairment loss on club membership made/(reversed)	20	8	150%	20	(12)	n.m
Depreciation of property, plant and equipment	2,497	1,654	51%	6,516	5,903	10%
Interest income	(9,063)	(959)	845%	(42,974)	(3,720)	1055%
Finance costs	16,554	3,491	374%	48,419	9,684	400%
Gain on disposal of investment property	(2,209)	-	100%	(2,209)	-	100%
Gain on disposal of quoted equity investments	(28)	-	100%	(28)	-	100%
Loss on disposal of club membership	-	-	n.m	-	25	-100%
Fair value (gain)/loss on quoted investments	(909)	(614)	48%	756	(614)	n.m
Property, plant and equipment written off	14	29	-52%	14	34	-59%
(Gain)/Loss on disposal of property, plant and equipment	(7,803)	102	n.m	(8,203)	(102)	7942%
Net gain on disposal of financial asset available-for-sale reclassified from equity	-	(1,296)	-100%	(563)	(1,296)	-57%
Gain on disposal of assets classified as held for sale	-	-	n.m	(5,710)	-	100%
Loss on disposal of properties jointly developed with third parties	-	3,022	-100%	-	3,022	-100%
Overprovision of land appreciation tax expense in respect of prior years	(15,134)	-	100%	(15,134)	-	100%
Overprovision of company tax expense in respect of prior years	(1,887)	-	100%	(1,887)	-	100%
Listing expenses	13,059	-	100%	20,459	-	100%
Net change in fair value of investment properties and investment properties under development	(8,577)	(39,207)	-78%	(22,124)	(247,672)	-91%

Note:

n.m: Not meaningful

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

	GROUP		COMPANY	
	31-Dec-15	31-Dec-14	31-Dec-15	31-Dec-14
	RMB'000	RMB'000	RMB'000	RMB'000
Non-current assets				
Property, plant and equipment	43,850	54,148	14	47
Investments in subsidiaries	-	-	1,669,975	1,623,680
Investment in joint venture	132,576	140,000	-	-
Investment properties	331,000	359,000	-	-
Investment properties - under development	55,000	92,000	-	-
Amount due from non-controlling interests (non-trade)	99,160	99,160	-	-
Amount due from a joint venture partner (non-trade)	105,440	90,000	-	-
Trade and other receivables	35,000	-	-	-
Intangible assets	2,725	1,322	-	-
Other financial assets	-	71	-	71
Club memberships	400	408	400	408
Deferred tax assets	17,654	19,655	-	-
	822,805	855,764	1,670,389	1,624,206
Current assets				
Properties held for sale and development	1,082,606	1,271,240	-	-
Inventories	10,997	12,542	-	-
Trade and other receivables	2,128,182	1,570,925	61	4,707
Amount due from a joint venture partner (non-trade)	18,498	14,499	-	-
Amount due from joint venture (non-trade)	27,263	-	-	-
Amount due from subsidiaries (non-trade)	-	-	23,131	33,076
Prepaid tax	5,901	6,726	66	-
Other financial assets	-	8,452	-	-
Cash and cash equivalents	883,610	593,230	10,406	5,495
Assets classified as held for sale	150,000	130,827	-	4,569
	4,307,057	3,608,441	33,664	47,847
Current liabilities				
Trade and other payables	795,755	776,946	2,167	4,239
Advance receipts from sale of properties	343,786	409,366	-	-
Amount due to subsidiaries (non-trade)	-	-	34,221	1,179
Amount due to directors (non-trade)	-	40,000	-	-
Loans and borrowings	755,292	715,150	-	-
Finance lease liabilities	110	-	-	-
Income tax payable	235,223	212,457	-	-
Liabilities classified as held for sale	-	2,762	-	-
	2,130,166	2,156,681	36,388	5,418
Net current assets/(liabilities)	2,176,891	1,451,760	(2,724)	42,429
Non-current liabilities				
Finance lease liabilities	124	-	-	-
Loans and borrowings	1,499,391	935,428	-	-
Deferred tax liabilities	221,889	199,009	-	-
	1,721,404	1,134,437	-	-
Net assets	1,278,292	1,173,087	1,667,665	1,666,635
Equity				
Share capital	359,700	359,700	1,737,554	1,737,554
Reserves	780,323	687,592	(69,889)	(70,919)
Equity attributable to owners of the Company	1,140,023	1,047,292	1,667,665	1,666,635
Non-controlling interests	138,269	125,795	-	-
Total equity	1,278,292	1,173,087	1,667,665	1,666,635

1(b)(i) In relation to the aggregate amount of the group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year:—

Aggregate amount of group's borrowings and debt securities.

Amount repayable in one year or less, or on demand

As at 31 December 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
RMB '000	RMB '000	RMB '000	RMB '000
755,292	110	715,150	-

Amount repayable after one year

As at 31 December 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
RMB '000	RMB '000	RMB '000	RMB '000
1,499,391	124	935,428	-

Details of any collateral

The bank borrowings for the Group include banker's acceptance, finance lease liabilities, bank overdrafts and bank loans of its subsidiaries. The bank borrowings, exclusive of finance lease liabilities, are secured by:

- (i) Legal mortgage of the assets of subsidiaries and property development units;
- (ii) Guarantees provided by directors of the Company; and
- (iii) Corporate guarantee from the Company.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	GROUP		GROUP	
	4Q2015 RMB'000	4Q2014 RMB'000	FY2015 RMB'000	FY2014 RMB'000
Cash flows from operating activities:				
Profit before taxation	104,096	128,470	211,024	454,506
Adjustments for:				
Amortisation of intangible assets	41	45	171	178
Allowance for impairment loss on club membership made/(reversed)	20	8	20	(12)
Gain on disposal of investment property	(2,209)	-	(2,209)	-
Depreciation of property, plant and equipment	2,497	1,654	6,516	5,903
Interest income	(9,063)	(959)	(42,974)	(3,720)
Finance expense	16,554	3,491	48,419	9,684
Gain on disposal of quoted investments	(28)	-	(28)	-
Property, plant and equipment written off	14	29	14	34
(Gain)/Loss on disposal of property, plant and equipment	(7,803)	102	(8,203)	(102)
Loss on disposal of club membership	-	-	-	25
Gain on disposal of assets classified as held for sale	-	-	(5,710)	-
Net gain on disposal of financial asset available-for-sale reclassified from equity	-	(1,296)	-	(1,296)
Loss on disposal of properties jointly developed with third parties	-	3,022	-	3,022
Fair value (gain)/loss on quoted equity investments	(909)	(614)	756	(614)
Share of loss of investment in joint venture	1,220	-	7,424	-
Net change in fair value of investment properties and investment properties under development	(8,577)	(39,207)	(22,124)	(247,672)
Listing expenses	13,059	-	20,459	-
Effects of exchange rate changes	(6,069)	4,086	(134)	8,587
Cash flows from operating activities before working capital changes	102,843	98,831	213,421	228,523
(Increase)/Decrease in properties held for sale and development	114,085	195,915	230,326	115,073
Decrease/(Increase) in inventories	(77)	5,801	1,545	4,253
(Increase)/Decrease in trade and other receivables	(261,061)	(145,621)	(482,228)	(541,748)
Increase/(Decrease) in trade and other payables	(416,775)	78,972	(38,795)	2,139
Cash flows generated from/(used in) operations	(460,985)	233,898	(75,731)	(191,760)
Income tax paid	(3,966)	(11,002)	(55,960)	(33,155)
Net cash flows generated from/(used in) operating activities	(464,951)	222,896	(131,691)	(224,915)
Cash flows from investing activities:				
Proceeds from disposal of assets classified as held for sale	-	-	23,775	-
Purchase of property, plant and equipment	(2,136)	(625)	(4,777)	(1,244)
Proceeds from disposal of property, plant and equipment	2,213	27	2,240	267
Interest received	19,218	959	38,099	3,720
Additions to intangible assets	(784)	(920)	(1,574)	(1,098)
Purchase of quoted equity investment	-	-	(5,194)	-
Purchase of available-for-sale financial assets	-	(7,000)	-	(7,000)
Increase in amount due from joint venture partner (non-trade)	-	(104,499)	-	(104,499)
Investment in joint venture	-	(140,000)	-	(140,000)
Proceeds from disposal of financial assets available-for-sale	5,918	2,454	12,989	2,454
Proceed from disposal of investment property	41,909	-	41,909	-
Acquisition of asset classified as held for sale	-	-	-	(110,000)
Deposit paid to third party	(35,000)	-	(35,000)	-
Net cash flows generated from/(used in) investing activities	31,338	(249,604)	72,467	(357,400)
Cash flows from financing activities:				
Increase/(Decrease) in amount due to directors (non-trade)	-	30,000	(40,000)	30,000
Decrease/(Increase) in restricted cash	17,952	131,183	(357,017)	(198,983)
Repayment of finance leases	(14)	-	(83)	(43)
Interest paid	(47,825)	(42,692)	(198,767)	(154,276)
Dividend paid	-	-	-	(14,649)
Repayment of bank borrowings	(99,072)	(480,355)	(854,781)	(627,355)
Payment of listing expenses	(10,820)	-	(18,220)	-
Proceeds from bank borrowings	260,000	342,587	1,458,900	1,389,280
Net cash flows generated from/(used in) financing activities	120,221	(19,277)	(9,968)	423,974
Net increase/(decrease) in cash and cash equivalents	(313,392)	(45,986)	(69,192)	(158,341)
Cash and cash equivalents at the beginning of financial period	618,473	422,132	375,186	534,208
Effects of exchange rate changes on opening balances of cash and cash equivalents	514	(960)	(399)	(681)
Cash and cash equivalents at the end of financial period	305,595	375,186	305,595	375,186
Additional information:				
Cash and cash equivalents	883,610	593,230	883,610	593,230
Less: restricted cash	(575,061)	(218,044)	(575,061)	(218,044)
Less: bank overdrafts	(2,954)	-	(2,954)	-
Total cash and cash equivalents in cash flow statement	305,595	375,186	305,595	375,186

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	Attributable to owners of the Company							Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
	Share capital RMB'000	Merger reserve RMB'000	Capital reserves RMB'000	Foreign currency translation reserve RMB'000	Fair value adjustment reserve RMB'000	Statutory and other reserve RMB'000	Retained earnings RMB'000			
At 1 January 2014	359,700	(59,669)	(550)	(18,755)	1,440	56,263	458,750	797,179	113,068	910,247
Total comprehensive income for the year										
Profit for the year	-	-	-	-	-	-	258,295	258,295	12,727	271,022
Other comprehensive income/(loss)										
Foreign currency translation differences – foreign operations	-	-	-	7,372	-	-	-	7,372	-	7,372
Net change in fair value of financial assets available-for-sale	-	-	-	-	12	-	-	12	-	12
Net change in fair value of financial assets available-for-sale	-	-	-	-	(917)	-	-	(917)	-	(917)
Total other comprehensive income/(loss)	-	-	-	7,372	(905)	-	-	6,467	-	6,467
Total comprehensive income/(loss) for the year	-	-	-	7,372	(905)	-	258,295	264,762	12,727	277,489
Contributions by and distributions to owners										
Dividend paid	-	-	-	-	-	-	(14,649)	(14,649)	-	(14,649)
Transfer to statutory reserves	-	-	-	-	-	8,551	(8,551)	-	-	-
Total contributions by and distributions to owners	-	-	-	-	-	8,551	(23,200)	(14,649)	-	(14,649)
Total transactions with owners	-	-	-	-	-	8,551	(23,200)	(14,649)	-	(14,649)
At 31 December 2014	359,700	(59,669)	(550)	(11,383)	535	64,814	693,845	1,047,292	125,795	1,173,087
Total comprehensive income for the year										
Profit for the year	-	-	-	-	-	-	94,118	94,118	12,474	106,592
Other comprehensive (loss)/income										
Foreign currency translation differences – foreign operations	-	-	-	(852)	-	-	-	(852)	-	(852)
Net change in fair value of financial assets available-for-sale	-	-	-	-	28	-	-	28	-	28
Net change in fair value of financial assets available-for-sale reclassified to profit or loss	-	-	-	-	(563)	-	-	(563)	-	(563)
Total other comprehensive (loss)/income	-	-	-	(852)	(535)	-	-	(1,387)	-	(1,387)
Total comprehensive (loss)/income for the year	-	-	-	(852)	(535)	-	94,118	92,731	12,474	105,205
Contributions by and distributions to owners										
Transfer to statutory reserves	-	-	-	-	-	15,813	(15,813)	-	-	-
Total contributions by and distributions to owners	-	-	-	-	-	15,813	(15,813)	-	-	-
Total transactions with owners	-	-	-	-	-	15,813	(15,813)	-	-	-
At 31 December 2015	359,700	(59,669)	(550)	(12,235)	-	80,627	772,150	1,140,023	138,269	1,278,292

Company	<-----Attributable to owners of the Company----->					Total equity RMB'000
	Share capital RMB'000	Accumulated losses RMB'000	Foreign currency translation reserve RMB'000	Employee share option reserve RMB'000	Fair value reserves RMB'000	
Balance at 1 January 2014	1,737,554	(74,000)	9,412	582	968	1,674,516
Total comprehensive income for the year						
Profit for the year	-	8,621	-	-	-	8,621
Other comprehensive income/(loss)						
- Foreign currency translation loss	-	-	(933)	-	-	(933)
- Net loss on change in fair value of financial assets available-for-sale	-	-	-	-	(920)	(920)
Total other comprehensive income/(loss)	-	-	(933)	-	(920)	(1,853)
Total comprehensive income/(loss) for the year	-	8,621	(933)	-	(920)	6,768
Contributions by and distributions to owners						
- Dividend paid	-	(14,649)	-	-	-	(14,649)
Total contributions by and distributions to owners	-	(14,649)	-	-	-	(14,649)
Balance as at 31 December 2014	1,737,554	(80,028)	8,479	582	48	1,666,635
Total comprehensive income for the year						
Profit for the year	-	2,295	-	-	-	2,295
Other comprehensive loss						
- Foreign currency translation gain	-	-	(1,265)	-	-	(1,265)
Total other comprehensive loss	-	-	(1,265)	-	-	(1,265)
Total comprehensive income/(loss) for the year	-	2,295	(1,265)	-	-	1,030
Balance as at 31 December 2015	1,737,554	(77,733)	7,214	582	48	1,667,665

- 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.**

Shares

Issued and fully paid:

As at 8 December and 31 December 2015

Company	
No of shares issued	Share Capital RMB'000
196,133,152	1,737,554

On 8 December 2015, the Company completed a share consolidation exercise to consolidate every ten (10) existing ordinary shares in the capital of the Company held by the shareholders into one (1) consolidated share. The issued share capital of the Company now comprises 196,133,152 consolidated shares, after disregarding any fractions of consolidated shares arising from the share consolidation exercise.

Share Options

As at 31 December 2015, there were no share options granted under the Kyodo-Allied Employees' Share Option Scheme ("Scheme").

- 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	
	31-Dec-15	31-Dec-14
Total number of issued shares (in thousand)	196,133	1,961,335
Less: Treasury shares (in thousand)	-	-
Total number of issued shares excluding treasury shares (in thousand)	196,133	1,961,335

There were no treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

- 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.

These figures have not been audited or reviewed by the auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of 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

Except as disclosed in Note 5, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with those of 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

The Group has adopted the new and revised Singapore Financial Reporting Standards (“SFRS”) that are mandatory for the financial year beginning on or after 1 January 2015, where applicable. The adoption of these standards did not result in substantial changes to the Group’s accounting policies, and there is no material impact on the accumulated profits of the Group as at 1 January 2015.

6 Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends

	GROUP		GROUP	
	4th Quarter ended		12 Months ended	
	31-Dec-15	31-Dec-14 Restated	31-Dec-15	31-Dec-14 Restated
Profit attributable to owners of the Company (RMB'000)	46,940	53,571	94,118	258,295
Weighted average number of ordinary shares in issue (in thousand)	196,133	196,133	196,133	196,133
Earning per ordinary share:				
(i) Based on weighted average number of ordinary shares in issue (RMB cents)	23.93	27.31	47.99	131.70
(ii) On a fully diluted basis (RMB cents)	23.93	27.31	47.99	131.70

Earnings per ordinary share on existing issued share capital is computed based on the weighted average number of shares in issue of 196,133,152 (after share consolidation exercise) for both periods.

Diluted earnings per ordinary share is calculated on the same basis as basic earnings per ordinary share as there were no potential dilutive ordinary shares as at 31 December 2015 and 31 December 2014.

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 period reported on and (b) immediately preceding financial year

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 is as follows:-

	GROUP		COMPANY	
	31-Dec-15	31-Dec-14 Restated	31-Dec-15	31-Dec-14 Restated
Net assets attributable to owners of the Company (RMB'000)	1,140,023	1,047,292	1,667,665	1,666,635
Number of ordinary shares (in thousand)	196,133	196,133	196,133	196,133
Net asset value per ordinary share based on issued share capital of the issuer at the end of the financial year (RMB)	5.81	5.34	8.50	8.50

The Group and the Company's net assets value per ordinary share for the periods have been computed based on the revised number of shares of 196,133,152 (after share consolidation exercise).

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss 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. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on

A. Review of Results of Operations

	GROUP			GROUP		
	4Q2015 RMB'000	4Q2014 RMB'000	% change + / (-)	FY2015 RMB'000	FY2014 RMB'000	% change + / (-)
<u>Property Development</u>						
Sales	387,634	469,578	-17%	1,044,480	899,287	16%
Cost of sales	(255,612)	(369,140)	-31%	(752,099)	(659,779)	14%
Gross profit	<u>132,022</u>	<u>100,438</u>		<u>292,381</u>	<u>239,508</u>	
Gross Profit Margin	34%	21%		28%	27%	
<u>Housing Construction</u>						
Sales	16,907	84,998	-80%	113,287	325,118	-65%
Cost of sales	(14,653)	(69,612)	-79%	(110,009)	(253,622)	-57%
Gross profit	<u>2,254</u>	<u>15,386</u>		<u>3,278</u>	<u>71,496</u>	
Gross Profit Margin	13%	18%		3%	22%	
<u>Equipment</u>						
Sales	27,312	19,800	38%	76,924	69,334	11%
Cost of sales	(15,420)	(13,490)	14%	(46,380)	(45,240)	3%
Gross profit	<u>11,892</u>	<u>6,310</u>		<u>30,544</u>	<u>24,094</u>	
Gross Profit Margin	44%	32%		40%	35%	

Revenue and Gross Profit Margin (“GP Margin”)

Property development business

Property development sales approximating RMB387.6 million was 17% lower for 4Q2015 as compared to 4Q2014. The lower sales was mainly due to smaller total net saleable floor area (“NSFA”) of approximately 51,481.0 sqm (4Q2014: 74,347.1 sqm). Property development sales for FY2015 was approximately RMB1,044.5 million, with an increase of 16% as compared to FY2014 mainly due to higher sales arising from the sale of parking lots as well as higher total NSFA of approximately 162,754.7 sqm (FY2014: 159,615.0 sqm) .

Revenue from property development sales for FY2015 was mainly from the following projects, namely Weiye Central Park Phase III & IV, Weiye Xiangdi Bay Phase III, Weiye Tiandao International, Weiye TianHeShuiAn, and Weiye West International Plaza, which contributed approximately RMB370.8 million, RMB187.1 million, RMB169.0 million, RMB 164.1 million and RMB58.4 million, respectively.

The GP margin of property development business for 4Q2015 was 13% higher than 4Q2014 mainly due to higher sales of parking lots from the construction of Weiye Xiangdi Bay Phase III, where the cost of the construction has been apportioned according to the total NSFA. The GP margin for FY2015 was relatively consistent with that of FY2014.

Housing construction business

As part of the Henan local government’s urbanisation plan, the Group was contracted by the former to build resettlement houses. As of 31 December 2014, the construction of the resettlement houses phase I has been completed in accordance with the construction agreement. Revenue recognised

for FY2015 was approximately RMB113.3 million arising mainly from construction of additional ancillary facilities as requested by the local government as well as interest cost recoverable from the same.

Pursuant to the construction agreement entered with the local government, the Group would be able to recover from the local government interest cost incurred at a pre-determined interest rate. GP Margin for housing construction business for FY2015 was lower as compared to the same period of last year. This was mainly due to such portion of the actual interest cost incurred during FY2015 that exceeded the pre-determined interest rate and could not be recovered from the local government.

Equipment business

The sales of equipment comprised mainly sales of clean room equipment, air purifier, grilles, diffuser and marine damper products. Sales in 4Q2015 was 38% higher as compared to the same period of last year mainly due to sales of new product – Air Purifier “AiJiaBao”. FY2015 sales was 11% higher compared with that in the same period of last year mainly due to an increase in sales of clean room equipment and sales of new product – Air Purifier “AiJiaBao”.

The GP margin for equipment business for 4Q2015 and FY2015 were higher as compared to the same period of last year mainly due to higher sales volume of cleanroom equipment that reduced unit fixed overhead costs and sales of air purifier which fetched higher gross profit margin.

Other income

Other income for FY2015 comprised mainly the fair value gain from investment properties and investment properties under development of approximately RMB23.0 million (FY2014: RMB247.7 million), gain on disposal of asset held for sale of approximately RMB5.7 million, gain on disposal of property, plant and equipment of approximately RMB8.2 million and gain on disposal of investment property approximately RMB2.2 million.

Selling and distribution expenses

The higher selling and distribution expenses for FY2015 was in line with the increased number of projects during the financial year ended 31 December 2015.

Administrative expenses

Administrative expenses for 4Q2015 and FY2015 were higher as compared to the same period of last year mainly due to listing expenses incurred to date relating to the Company’ application for dual primary listing on Hong Kong Stock Exchange of approximately RMB15.6 million and listing of Eindex Group on Singapore Stock Exchange of approximately RMB4.9 million. Excluding the listing expenses, administrative expenses for FY2015 were lower as compared to that of last year mainly due to lower travelling and office administrative expense incurred in the current period under review.

Finance expenses (net)

Finance expenses for 4Q2015 was higher as compared to 4Q2014 mainly due to increase in loans and borrowings. Finance expenses for FY2015 was lower as compared to FY2014 mainly due to higher interest income earned during the period under review.

Share of loss of investment in joint venture

Share of loss of investment in joint venture was mainly due to the share of loss in the operation of Daimashi Shiye Co., Ltd (“Daimashi”). Daimashi has commenced operations in 2Q2015.

Taxation

The decrease in taxation for FY2015 was mainly due to the following:

- (i) Lower provision for deferred tax liabilities as a result of lower fair value gain from investment properties and investment properties under development this year amounting to RMB5.7 million (FY2014: RMB61.9 million); and
- (ii) Lower provision of withholding tax on undistributed profits as a result of the lower fair value gain from investment properties and investment properties under development this year amounting to RMB1.7 million (2014: RMB18.6 million).

This was partially offset by higher provision of corporate income tax this year of approximately RMB13.5 million due to higher taxable profit in the period under review.

B. Review of Financial Position

Daimashi is a joint venture between the Group and Zhengzhou Century CITIC Real Estate Co., Ltd whereby both the Group and Zhengzhou Century CITIC Real Estate Co., Ltd intend to develop the land held by Daimashi. The decrease was mainly due to the sharing of the loss incurred by the joint venture during the period under review.

The decrease in investment properties and investment properties under development of approximately RMB65.0 million was mainly due to a disposal of an investment property and a reclassification of an investment property to assets held for sales.

The increase in the amount due from joint venture partner was mainly due to the interest accrued during the period under review.

Non-current trade and other receivables represents a deposit placed pursuant to a collaboration agreement dated 14 September 2015 with Shenzhen Huibang Investment Management Co., Ltd (“Shenzhen Huibang”) in connection with the development of the land-use rights in Shenzhen city Longgang district Longdong community Yuansheng area (“Yuansheng Project”), as previously announced on 14 September 2015. In accordance with the collaboration agreement, should the Yuansheng Project be terminated due to governmental reason, the deposit placed shall be refunded in full together with interest based on market rate.

The decrease in properties held for sale of approximately RMB188.6 million was mainly due to the sales of property development projects, such as Weiye Xinxiang Central Park Phase III&IV, Weiye Xiangdi Bay Phase III, Weiye TianHeShuiAn, Weiye Tiandao International and West International Plaza, partially offset by progressive completion of property development projects in this quarter, such as Weiye Xinxiang Central Park Phase V.

The increase in trade and other receivables of approximately RMB557.3 million was mainly due to increase in accrued income of resettlement house of approximately RMB113.3 million, deposit paid to Zhengzhou land authority and Zhengzhou finance authority for land use right bidding of total approximately RMB361.5 million and increase in prepaid expenses relating to purchase of building materials of approximately RMB47.7 million.

The amount due from joint venture represents the advances to Daimashi, which were unsecured and non-interest bearing.

The increase of assets classified as held for sale was mainly due to the reclassification of an investment property of which the sales was expected to complete by FY2016. This was partially offset by the completion of a disposal of a leasehold property in 2Q2015.

The increase in trade and other payables was mainly due to higher payables as a result of construction of ongoing project such as Weiye Central Park Phase V.

The decrease in advance receipts from sale of properties was mainly due to the recognition of sales from Weiye Xiangdi Bay Phase III and Weiye TianHeShuiAn during the period under review.

The decrease in amount due to directors was mainly due to the full repayment of the same during 3Q2015.

The increase in loans and borrowings was mainly due to additional long term loans obtained to finance the development of property projects.

The increase in tax payables was mainly due to higher provision of income tax for the current financial period.

The increase in the deferred tax liabilities was mainly due to the provision for deferred tax liability relating to the withholding tax on undistributed profits of approximately RMB13.0 million and fair value gain from investment properties and investment properties under development amounting to RMB5.7 million.

Cash flow statement

Cash generated from operating activities before changes in working capital amounted to approximately RMB213.4 million. Cash used in working capital amounted to approximately RMB289.2 million mainly due to increase in trade and other receivables of approximately RMB482.2 million and decrease in trade and other payables of approximately RMB38.8 million, partially offset by decrease in development properties and properties jointly developed with third parties of approximately RMB230.3 million. After changes in working capital and payment for income tax of approximately RMB56.0 million, net cash flow used in operating activities amounted to approximately RMB131.7 million.

Net cash generated from investing activities amounted to approximately RMB72.5 million mainly due to proceed from disposal of investment property of approximately RMB41.9 million, interest received of approximately RMB38.1 million and proceeds from disposal of assets held for sale of approximately RMB23.8 million, partly offset by deposit paid to third party.

Net cash used in financing activities amounted to approximately RMB9.9 million mainly due to proceeds from bank borrowings of approximately RMB1.5 billion, partly offset by increase in restricted cash of approximately RMB357.0 million, interest payment of approximately RMB198.8 million, repayment of bank borrowings of approximately RMB854.8 million and decrease in amount due to directors of approximately RMB40.0 million.

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

Not applicable.

10 A commentary at the date of this announcement of the 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 recorded a 6.9% year-on-year (“y-o-y”) gross domestic product (“GDP”) growth in 2015, with a real domestic disposable income growth of 7.4% y-o-y. Despite a slide in the overall growth rate of the economy, China’s national economy still appears to perform reasonably, with China’s economic structure growing from strength to strength and the individual standard of living further improving. Driven by the series of governmental policies to stimulate the Chinese property sector, there has been an upturn in the housing sales market sentiment. Overall, the property market in 2015 experienced a 20.6% y-o-y growth with 30 major cities experiencing 9.3% month-on-month growth in transacted floor area in December, an indication that the property market of major cities has stabilised.

Henan province, being the Group’s primary market, recorded a GDP growth of 8.3% in 2015. Its total real estate investment grew 12.8% y-o-y. Meanwhile, Hainan province, another region where the Group operates, recorded a GDP growth of 7.8% in 2015, with a total real estate investment growth of 19.0% y-o-y. The growth of the economies in both provinces had outperformed the national average, with the property sectors in both provinces demonstrating stable growth. Therefore, the Group remains optimistic of its property development business.

11 Dividend

(a) Current Financial Period Reported On

Nil

(b) Corresponding Period of the immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Nil

(c) Date payable

Not applicable.

(d) Book closure date

Not applicable.

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

No dividend has been declared or recommended.

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 does not have any existing general mandate from shareholders for IPTs pursuant to Rule 920(1)(a)(ii) of the Listing Manual.

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.

<u>Business Segments</u>	Development Properties		Housing Construction		Clean room equipment and air diffusion products		Per unaudited financial statements	
	2015 RMB'000	2014 RMB'000	2015 RMB'000	2014 RMB'000	2015 RMB'000	2014 RMB'000	2015 RMB'000	2014 RMB'000
Revenue:								
External customers	1,044,480	899,287	113,287	325,118	76,924	69,334	1,234,691	1,293,739
Segments results	217,663	393,768	(2,154)	65,112	8,384	1,590	223,893	460,470
Interest income	41,893	3,153	1,081	567	-	-	42,974	3,720
Finance costs	(44,687)	(9,377)	(3,647)	(14)	(85)	(293)	(48,419)	(9,684)
Profit before taxation							218,448	454,506
Taxation							(104,432)	(183,484)
Share of loss of investment in joint-venture							(7,424)	-
Non controlling interests							(12,474)	(12,727)
Profit attributable to owners of the Group							94,118	258,295
Segment assets	3,107,334	3,013,293	1,732,045	1,152,314	290,483	298,598	5,129,862	4,464,205
Segment liabilities	656,725	1,248,868	910,212	376,102	29,716	15,570	1,596,653	1,640,540
Loans and borrowings	1,412,100	806,800	676,960	676,132	165,857	167,646	2,254,917	1,650,578
Total liabilities							3,851,570	3,291,118
Other segment information								
Capital expenditure	2,082	715	89	221	2,923	1,406	5,094	2,342
Depreciation of property, plant and equipment	3,797	3,834	290	164	2,429	1,905	6,516	5,903
Amortisation of intangible assets	166	173	5	5	-	-	171	178

<u>Geographical segments</u>	PRC	Singapore	Other	Total
	RMB'000	RMB'000	Countries RMB'000	RMB'000
31-Dec-15				
Revenue	1,167,541	42,230	24,920	1,234,691
Total assets	5,041,689	56,160	32,013	5,129,862
Capital expenditure	3,613	654	828	5,094
31-Dec-14				
Revenue	1,233,403	42,151	18,185	1,293,739
Total assets	4,384,202	46,601	33,402	4,464,205
Capital expenditure	939	1,062	341	2,342

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.

Refer to Note 8 above.

16 A breakdown of sales as follows:—

	31-Dec-15 RMB'000	31-Dec-14 RMB'000	% Increase/ (decrease)
(a) Sales reported for first half year	554,450	417,198	32.9%
(b) Operating profit after tax before deducting non-controlling interests reported for first half year	43,555	27,651	57.5%
(c) Sales reported for second half year	680,241	876,541	-22.4%
(d) Operating profit after tax before deducting non-controlling interests reported for second half year	63,037	243,371	-74.1%

Note:

n.m: Not meaningful

17 A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:—

	31-Dec-15 SGD'000	31-Dec-14 SGD'000
(a) Ordinary share	-	-
(b) Preference share	-	-
(c) Total	-	-

- 18 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. 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	Details of changes in duties and position held, if any, during the year
Chen Zhiyong	45	Brother-in-law of Zhang Wei	Executive Director and Chief Operating Officer, responsible for procuring, directing, authorizing, monitoring and budgeting of construction material for property development projects of the Group.	Not applicable
Ma Wei	40	Cousin of Zhang Wei	Assistant to the Chief Executive Officer	Not applicable

On Behalf of the Board of Directors

Zhang Wei
Executive Chairman
26 February 2016

Chen Zhi Yong
Executive Director
26 February 2016