

	<b>4Q2015</b> <b>RMB'000</b>	<b>4Q2014</b> <b>RMB'000</b>	<b>% change</b> <b>+/(-)</b>	<b>FY2015</b> <b>RMB'000</b>	<b>FY2014</b> <b>RMB'000</b>	<b>% change</b> <b>+/(-)</b>
<b>Revenue</b>						
- 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%
	431,853	574,376		1,234,691	1,293,739	
<b>Cost of sales</b>						
- 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%

	GROUP			GROUP		
	4Q2015 RMB'000	4Q2014 RMB'000	% change +/(−)	FY2015 RMB'000	FY2014 RMB'000	% change +/(−)
<b>Profit or the period/ year</b>	51,142	70,178		106,592	271,022	
<b>Other comprehensive loss/ income items that may be reclassified subsequently to profit or loss:</b>						
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%
<b>Total other comprehensive loss/ income or the period/ year net of tax</b>	(2,296)	1,332		(1,387)	6,467	
<b>Total comprehensive loss/ income or the period/ year</b>	48,846	71,510		105,205	277,489	
<b>Total comprehensive loss/(income) attributable to:</b>						
Owners of the Company	44,644	54,903		92,731	264,762	
Non-controlling interests	4,202	16,607		12,474	12,727	
	<b>48,846</b>	<b>71,510</b>		<b>105,205</b>	<b>277,489</b>	

Note:

n.m.: Not meaningful

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

	GROUP			GROUP		
	4Q2015 RMB'000	4Q2014 RMB'000	% change +/(−)	FY2015 RMB'000	FY2014 RMB'000	% change +/(−)
41	45			171	178	
20	8			20	(12)	
2,497	1,654			6,516	5,903	
(9,063)	(959)			(42,974)	(3,720)	
16,554	3,491			48,419	9,684	
(2,209)	-			(2,209)	-	
(28)	-			(28)	-	
-	-			-	25	
(909)	(614)			756	(614)	
14	29			14	34	
(7,803)	102			(8,203)	(102)	
-	(1,296)			(563)	(1,296)	
-	-			(5,710)	-	
-	3,022			-	3,022	
(15,134)	-			(15,134)	-	
(1,887)	-			(1,887)	-	
13,059	-			20,459	-	
(8,577)	(39,207)			(22,124)	(247,672)	

Net change in fair value of investment properties  
and investment properties under development

<b>GROUP</b>	
<b>31-Dec-15</b>	<b>31-Dec-14</b>
<b>RMB'000</b>	<b>RMB'000</b>

<b>COMPANY</b>	
<b>31-Dec-15</b>	<b>31-Dec-14</b>
<b>RMB'000</b>	<b>RMB'000</b>

## **Non-current assets**

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### **Current assets**

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		0
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	$\rightarrow$	$\rightarrow$ $\rightarrow$

### **Current liabilities**

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5		5	
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**Net current assets/(liabilities)**

### **Non-current liabilities**

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## **Net assets**

## **Equity**

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## **Equity attributable to owners of the Company**

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## Total equity

As at 31 December 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
RMB '000	RMB '000	RMB '000	RMB '000
	0	0	

As at 31 December 2015		As at 31 December 2014	
Secured	Unsecured	Secured	Unsecured
RMB '000	RMB '000	RMB '000	RMB '000

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

	GROUP			
	4Q2015 RMB'000	4Q2014 RMB'000	FY2015 RMB'000	FY2014 RMB'000
<b>Cash flows from operating activities:</b>				
Profit before taxation	10 0 6	12 70	211 02	5 506
Dividends				
Participating interest	1	5	171	17
Non-controlling interest in subsidiary clubs	20		20	(12)
Equity in earnings/(losses) of associates	(2 20 )		(2 20 )	
De-recognition of investment in associates	2 7	1 65	6 516	5 03
Decrease in investment in associates	(0 63)	(5 )	(42,974)	(3 720)
Fair value changes in associates	16 55	3 1	48,419	6
Gains/(losses) on sale of associates	(2 )		(2 )	
Profit/(loss) on fair value changes in associates	1	2	1	3
(Gain)/Loss on fair value changes in associates	(7 03)	102	(203)	(102)
Loss on disposal of subsidiary clubs				25
Gains/(losses) on disposal of subsidiary clubs				(5 710)
Net gain/(loss) on fair value changes in associates available for reclassification		(1 2 6)		(1 2 6)
Loss on fair value changes in associates held for trading with third parties		3 022		3 022
Fair value(gain)/loss on fair value changes in associates held for trading	(0 )	(61 )	756	(61 )
Share-based payments	1 220		7 2	
Net change in fair value of share-based payments	(577)	(3 207)	(22 12 )	(2 7 672)
Liquidity effect	13 05		20 5	
Effect of exchange rate changes	(6 06 )	0 6	(13 )	5 7
	102 3	31	213 21	22 523
<b>Cash flows from operating activities before working capital changes</b>				
Creation/(decrease) in investment held for trading	11 0 5	1 5 15	230 326	115 073
Addition of new investments	(77)	5 01	1 5 5	253
Decrease/(creation) in trade and other receivable	(261 061)	(1 5 621)	(2 22 )	(5 17 )
Creation/(decrease) in trade and other receivable	(16 775)	7 72	(3 7 5)	2 13
	(60 5)	233	(75 731)	(1 1 760)
	(3 66)	(11 002)	(55 60)	(33 155)
	(6 51)	222 6	(131 6 1)	(22 15)
<b>Cash flows generated from/(used in) operations</b>				
Change in net assets				
<b>Net cash flows generated from/(used in) operating activities</b>	<b>(6 51)</b>	<b>222 6</b>	<b>(131 6 1)</b>	<b>(22 15)</b>
<b>Cash flows from investing activities:</b>				
Proceeds from disposal of associates held for trading			23 775	
Purchases of investment in associates	(2 136)	(625)	(777)	(1 2 )
Proceeds from disposal of investment in associates	2 213		2 2 0	267
Proceeds from disposal of investment in associates received	1 21	5	3 0	3 720
Additions to investment in associates	(7 )	(20)	(1 57 )	(1 0 )
Purchases of investment in associates			(5 1 )	
Purchases of available-for-sale financial assets		(7 000)		(7 000)
Creation of available-for-sale financial assets due to reclassification from trading		(10 )		(10 )
Reclassification of available-for-sale financial assets due to reclassification from trading		(1 0 000)		(1 0 000)
Proceeds from disposal of available-for-sale financial assets	5 1	2 5	12	2 5
Proceeds from disposal of available-for-sale financial assets	1 0		1 0	
Proceeds from disposal of available-for-sale financial assets	(35 000)			(110 000)
	31 33	(2 60 )	72 67	(357 00)
<b>Cash flows from financing activities:</b>				
Creation/(decrease) in cash and cash equivalents		30 000	(0 000)	30 000
Direct repurchase of shares (trade)	17 52	131 1 3	(357 017)	(1 3 )
Decrease/(creation) in restricted cash and cash equivalents	(1 )		(3 )	(3 )
Interest paid	(7 25)	(2 6 2)	(1 767)	(15 276)
Dividend paid	(0 072)	(0 355)	(5 7 1)	(627 355)
Bank overdrafts	(10 20)		(1 220)	
Proceeds from bank overdrafts	260 000	3 2 5 7	1 5 00	1 3 2 0
<b>Net cash flows generated from/(used in) financing activities</b>	<b>120 221</b>	<b>(1 277)</b>	<b>(6 )</b>	<b>23 7</b>
Net increase/(decrease) in cash and cash equivalents at the beginning of the period	(313 3 2)	(5 6)	(6 1 2)	(15 3 1)
Additions to cash and cash equivalents at the beginning of the period	61 73	22 132	375 1 6	53 20
Decreases in cash and cash equivalents at the beginning of the period	51	(60)	(3 )	(6 1 )
<b>Cash and cash equivalents at the end of financial period</b>	<b>305 5 5</b>	<b>375 1 6</b>	<b>305 5 5</b>	<b>375 1 6</b>
<b>Additional information</b>				
Cash and cash equivalents at the end of the period	3 610	5 3 230	3 610	5 3 230
Less restricted cash	(575 061)	(21 0 )	(575 061)	(21 0 )
Less bank overdrafts	(2 5 )		(2 5 )	
Total cash and cash equivalents at the end of the period	305 5 5	375 1 6	305 5 5	375 1 6

nu	359,700	(59,669)	(550)	(18,755)	1,440	56,263	458,750	797,179	113,068	910,247
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Company	<-----Attributable to owners of the Company----->					
	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	Total equity RMB'000
	737 54	7 000)	4 2	5 2	64 5 6	
<b>Balance at 1 January 2014</b>	737 54	7 000)	4 2	5 2	64 5 6	
<b>Total comprehensive income for the year</b>						
Pro rata share		42			42	
Other comprehensive loss						
Foreign currency translation loss			33)		33)	
Net loss on change in fair value of financial assets available for sale				20)	20)	
Translation comprehensive loss		33)		20)	53)	
Translation comprehensive loss for the year		62	33)	20)	67	
Distribution by add distribution reserves				44	44	
Translation distribution by add distribution reserves				44	44	
<b>Balance as at 31 December 2014</b>	737 54	7 000)	4 7	5 2	666 635	
<b>Total comprehensive income for the year</b>						
Pro rata share			22 5		22 5	
Other comprehensive loss				265)	265)	
Foreign currency translation gain				265)	265)	
Translation comprehensive loss		22 5	265)		030	
Translation comprehensive loss for the year		77 733)	7 24	5 2	667 665	
<b>Balance as at 31 December 2015</b>	737 54	7 733)	7 24	5 2	667 665	



**2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have 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**

The Group has adopted the new International Financial Reporting Standards (IFRS) starting from January 2015 where applicable. The adoption has not resulted in any material changes to the Group's accounting policies and therefore 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 International Financial Reporting Standards (IFRS) starting from January 2015 where applicable. The adoption has not resulted in any material changes to the Group's accounting policies and therefore the audited financial statements for the year ended 31 December 2014

**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**

Profit attributable to owner of the Company (MB'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
Earnings per ordinary share:				
(i) Based on weighted average number of ordinary shares in issue (MB cent)	23.93	27.31	47.99	

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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**

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<b>31-Dec-15</b>	<b>31-Dec-1</b>	<b>31-Dec-15</b>	<b>31-Dec-1</b>
<b>Re tated</b>		<b>Re tated</b>	

- 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**

	P		P	
	Y20	B 000	Y20	B 000
<b>Property Development</b>				
Sale	387 63	6 9578	17%	1 0 80
Cst of sal	(255 612)	(36 91 0)	31%	(752 0 99)
Gross profit	<u>132 022</u>	<u>100 38</u>		<u>(65 977 9)</u>
				<u>23 9508</u>
Gross Profit Margin	3 %	21%		28%
				27%
<b>Housing Construction</b>				
Sale	16 97	8 93	80%	113 287
Cst of sal	(1 653)	(6 9612)	7 %	(110 00 9)
Gross profit	<u>2 25</u>	<u>15 386</u>		<u>(253 622)</u>
				<u>3 278</u>
				<u>71 9</u>
Gross Profit Margin	13%	18%		3%
				22%
<b>Equipment</b>				
Sale	27 312	1 9800	38%	76 2
Cst of sal	(15 20)	(13 9)	1 %	( 6 380)
Gross profit	<u>11 8 2</u>	<u>6 310</u>		<u>( 5 2 0)</u>
				<u>30 5</u>
				<u>2 0 9</u>
Gross Profit Margin	%	32%		0%
				35%

#### **Revenue and Gross Profit Margin (“GP Margin”)**

Pr pert devel pme t bu i e

Pr er de el e sales a r i a i g MB3 7 6 illi wa 17% l wer r 2015 a  
c ared 201 The l wer sales wa ai 1 due s aller al e saleable l r area  
( NSF ) a r i a el 51 10,sq ( 201 7 3 71,sq ) Pr er de el e sales  
r FY2015 wa a r i a el MB1 0 5 illi wi ha i cre a e 16% a c ared  
FY201 ai 1 due higher sales ar i g r he sales arki g 1 , a well a higher al  
NSF a r i a el 162 75 7,sq (FY201 15 615 0,sq )

e e t W r er de el e s a l r V2015 wa ai l r he wi g r ec s  
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er a i al ei e Tia HeShui a d ei e e er a i al Pla a which c ribu ed  
a r i a el MB370 illi MB1 7 1 illi MB16 0 illi MB 16 1 illi  
a d MB5 illi re ec i el

The GP argued that the busier 2015 was 13% higher than 2014 due to higher sales.

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#### Equipment bu i e

The s ale, equi e c ri ed ai l s ale, clea r equi e air ur i er grilles di u er a d ari eda er r duc, Sale, i 2015 wa, 3 % higher a, c ared he, a e eri d la, ear ai l due , s ale, ew r duc ir Puri ier i iaBa FY2015, s ale, wa, 11% higher c ared wi h ha i he, a e eri d la, ear ai l due a i crea e i s ale, clea r equi e a d, s ale, ew r duc ir Puri ier i iaBa

The GP argi r equi e bu, i e, r 2015 a d FY2015 were higher a, c ared he, a e eri d la, ear ai l due higher, s ale, lu e clea r equi e ha reduced u i i ed erhead c , s a d, s ale, air ur i er which e ched higher gr ss r i argi

#### Other income

O her i c e r FY2015 c ri ed ai l he air alue gai r i e, e r er ie, a d i e, e r er ie, u der de el e a r i a el MB23 0 illi (FY201 MB2 77 illi ) gai di , s al a, s e held r, s ale a r i a el MB5 7 illi gai di , s al r er la ad equi e a r i a el MB 2 illi a d gai di , s al i e r er a r i a el MB2 2 illi

#### Selling and distribution expenses

The higher, s ell i g a d di ribu i e e, s e r FY2015 wa, i li e wi h hei crea ed u ber r ec, duri g he i a cial ear e ded 31 Dece ber 2015

#### Administrative expenses

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#### Finance expenses (net)

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## **Share of loss of investment in joint venture**

Share loss in investment in joint venture was absorbed due to shareholding interest in Daiichi Shioe Ltd (Daiichi) Daiichi has exceeded its share in 2015

### **Taxation**

The decrease in investment in joint venture for FY2015 was absorbed due to the following reasons:

- (i) Losses from unrealized liabilities as a result of lower fair value gains in the current period compared to the previous period (FY201 MB5.7 million (FY201 MB6.1 million))
- (ii) Losses from withholding taxes on distributed profits as a result of lower fair value gains in the current period compared to the previous period (FY201 MB1.7 million (FY201 MB1.6 million))

This was mainly due to higher realizable assets in the current period compared to the previous period (FY201 MB13.5 million due to higher realizable assets in the current period).

### **B. Review of Financial Position**

Daiichi's investment in the Group and the group's total assets were held by Daiichi. The decrease in investment was absorbed by the holding company's current period losses.

The decrease in investment in joint venture was absorbed by the Group's current period losses.

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### Cash flow statement

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MB2 2 illi ai l due i crea e i rade a d her recei able a r i ael  
MB 22 illi a d decrea e i rade a d her a able a r i ael MB3 illi  
ar all s e b decrea e i de el e r eri a d r eri i l de el ed wi h hird  
ar i g a r i ael MB230 3 illi er cha ge i w rki g ca i al a d a e r  
i c e a a r i ael MB56 0 illi e cas h l w u ed i era i g ac i i i e  
a u ed a r i ael MB131 7 illi

Ne cas h ge era ed r i e ig ac i i i e a u ed a r i ael MB72 5 illi ai l  
due r ceed r di s al i e r er a r i ael MB 1 illi i ere  
recei ed a r i ael MB3 1 illi a d r ceed r di s al a s e s held r sale  
a r i ael MB23 illi arl s e b de si aid hird ar

Ne cas h u ed i i a ci g ac i i i e a u ed a r i ael MB illi ai l due  
r ceed r ba k b rr wi g a r i ael MB15 billi arl s e b i crea e i  
re ric ed cas h a r i ael MB357 0 illi i ere a e a r i ael  
MB1 illi re a e ba k b rr wi g a r i ael MB 5 illi a d  
decrea e i a u due direc s a r i ael MB 0 0 illi

- 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.

N a licable

**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**

hi a rec rded a 6 % ear ear ( ) gr ss d es ic r duc ( GDP ) gr w h i 2015 wi h a real d es ic d s sable ic egr wh 7 % De s ie a s lide i he erall gr w h ra e he ec hi a's ai al ec s ill a ear er r rea abl wi h hi a's ec ic s ruc ure gr wi g r s re g h s re g ha d hei di iduals a dard li i g ur her i r i g Dri e b he s erie s g er e al licie s s i ulae he hi es e r er s ec r here ha bee a u ur i he h u i g s ale arke s e i e O erall he r er arke i 2015 e erie ced a 20 6% gr w h wi h 30 a rci ie s e erie ci g 3% h h gr w h i ra s ac ed 1 r area i Dece ber a i dicai ha he r er arke a rci ie s ha s abili ed

He a r i ce bei g he Gr u s ri ar arke rec rded a GDP gr w h 3% i 2015 s

<u>Busi</u> <u>ness Segments</u>	<u>Devel</u> <u>pment Prop</u> <u>erties</u>	<u>Hu</u> <u>lding Con</u> <u>structi</u> <u>on</u>	<u>Clea</u> <u>r m equipm</u> <u>ent and air</u> <u>ducts</u>	<u>Per</u> <u>audited fin</u> <u>ancial</u> <u>statements</u>				
	<u>2015</u> <u>MB'000</u>	<u>201</u> <u>MB'000</u>	<u>2015</u> <u>MB'000</u>	<u>201</u> <u>MB'000</u>	<u>2015</u> <u>MB'000</u>	<u>201</u> <u>MB'000</u>	<u>2015</u> <u>MB'000</u>	<u>201</u> <u>MB'000</u>
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F a e	)	)	)	)	5)	2 )	)	)
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eg e a e	0	0 2	20 5	52	2 0	2 5	5 2 2	205
eg e la zl e L a a rr w g	5 25 2 00	2 0 00	0 2 2 0	02 2	2 5 5	5 5 0 2 25	5 5	0 5 0 50 5
alla zl e							5 5 0	2
<b>Other segmen</b> <b>t information</b>								
a ale e ure	20 2	5	22	2 2	0	50	2 2	
De re a er la a equ e r a a g le a e			2 0	2 2	05	5	5 0	5 0



- 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

On Behalf of the Board of Directors

Zhang Wei  
Executive Chairman  
26 February 2016

Chen Zhi Yong  
Executive Director  
26 February 2016