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

Financial Statement Announcement for 4th Quarter and Full Year Results ended 31st December 2015

Part 1 - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

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

The Board of Directors announces the unaudited results of the Group for the 4th quarter and twelve months ended 31st December 2015.

	Group					
	4th Qtr 2015	4th Qtr 2014	Increase / (Decrease)	Jan to Dec 2015	Jan to Dec 2014	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Revenue	**306,932**	**243,753**	**25.9%**	**616,838**	**1,030,491**	(40.1%)
Cost of sales	(227,786)	(65,696)	246.7%	(355,931)	(552,494)	(35.6%)
Gross profit	**79,146**	**178,057**	**(55.6%)**	**260,907**	**477,997**	**(45.4%)**
Other income	15,835	10,335	53.2%	53,174	15,580	241.3%
Selling expenses	(27,541)	(14,867)	85.2%	(73,158)	(56,228)	30.1%
Administrative expenses	(44,032)	(55,491)	(20.7%)	(119,169)	(117,120)	1.7%
Administrative expenses - Share based payment expense	2,459	(1,284)	n.m.	-	(11,116)	n.m.
Fair value gain on investment properties	116,872	115,425	1.3%	116,872	115,425	1.3%
Fair value gain on available for sale financial assets	43,000	-	n.m.	43,000	-	n.m.
Finance costs	(22,857)	17,573	n.m.	(102,296)	(69,495)	47.2%
Profit before Income Tax	**162,882**	**249,748**	**(34.8%)**	**179,330**	**355,043**	**(49.5%)**
Taxation - Current	(14,317)	4,542	n.m.	(22,711)	(15,554)	46.0%
- Deferred	(28,433)	(58,697)	**(51.6%)**	(26,533)	(86,869)	(69.5%)
Profit for the period	**120,132**	**195,593**	**(38.6%)**	**130,086**	**252,620**	**(48.5%)**
Foreign currency translation differences(at nil tax)	(5,352)	(13,005)	(58.8%)	6,500	(20,574)	n.m.
Total comprehensive income for the period	**114,780**	**182,588**	**(37.1%)**	**136,586**	**232,046**	**(41.1%)**
Profit attributable to:						
Ordinary shareholders of the company	116,317	195,331	(40.5%)	127,665	254,021	(49.7%)
Non-Controlling Interest (NCI)	3,815	262	1,356.1%	2,421	(401)	n.m.
	120,132	**195,593**	**(38.6%)**	**130,086**	**253,620**	**(48.7%)**
Total comprehensive income attributable to:						
Ordinary shareholders of the company	110,965	182,325	(39.1%)	134,165	233,447	**(42.5%)**
Non-Controlling Interest (NCI)	3,815	262	1,356.1%	2,421	(401)	n.m.
	114,780	**182,587**	**(37.1%)**	**136,586**	**233,046**	**(41.4%)**

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-15 RMB ('000)	31-Dec-14 RMB ('000)	31-Dec-15 RMB ('000)	31-Dec-14 RMB ('000)
ASSETS				
Non-current assets:				
Property, plant and equipment	60,598	60,052	1,820	40
Investment in subsidiaries	-	-	2,827,257	2,827,257
Investment properties	4,391,405	3,968,486	-	-
Available for sale financial assets	602,000	500,000	-	-
Deffered assets	22,840	-	-	-
Total non-current assets	**5,076,843**	**4,528,538**	**2,829,077**	**2,827,297**
Current assets:				
Development properties	4,651,332	3,701,852	-	-
Trade and other receivables	777,605	319,109	801	7,577
Amount due from subsidiaries	-	-	2,201,757	2,328,846
Cash and cash equivalents	1,322,694	965,136	16,481	26,407
Total current assets	**6,751,631**	**4,986,097**	**2,219,039**	**2,362,830**
Total assets	**11,828,474**	**9,514,635**	**5,048,116**	**5,190,127**
EQUITY AND LIABILITIES				
Capital and reserves:				
Capital contribution	4,028,372	4,028,372	4,028,372	4,028,372
Reverse acquisition reserve	(1,993,711)	(1,993,711)	-	-
Statutory common reserve	68,444	68,444	-	-
Covertible bond reserve	42,458	42,458	42,458	42,458
Perpetual convertible security	878,970	878,970	878,970	878,970
Share-based compensation reserve	19,705	19,705	19,706	19,705
Exchange flunctuation reserve	35,043	28,543	(115,276)	(73,770)
Retained profits	1,946,425	1,927,822	(668,716)	(494,766)
	5,025,706	**5,000,603**	**4,185,514**	**4,400,969**
Non-Controlling Interest	**56,985**	**54,564**	**-**	**-**
Total equity	**5,082,691**	**5,055,167**	**4,185,514**	**4,400,969**
Non-current liabilities:				
Deferred taxation	548,990	499,618	-	-
Borrowings-secured	2,263,230	1,058,750	-	-
Total non-current liabilities	**2,812,220**	**1,558,368**	**-**	**-**
Current liabilities:				
Trade and other payables	938,312	654,566	58,473	9,279
Amount owing to subsidiaries	-	-	749,008	722,127
Provision for taxation	172,831	160,792	-	-
Borrowings-secured	2,822,420	2,085,742	55,121	57,752
Total current liabilities	**3,933,563**	**2,901,100**	**862,602**	**789,158**
Total equity and liabilities	**11,828,474**	**9,514,635**	**5,048,116**	**5,190,127**

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-15 RMB ('000)	31-Dec-14 RMB ('000)	31-Dec-15 RMB ('000)	31-Dec-14 RMB ('000)
Trade receivables	74,586	56,418	-	-
Other receivables:				
- Deposit for land acquisition	7,418	7,418	-	-
- Deposit for land tender	414,465	-	-	-
- Rental deposits	577	869	558	851
- Prepayments	169,200	94,473	49	859
- Staff advances and allowances	748	1,541	-	-
- Security deposits placed with contractors, suppliers and authorities	65,212	82,132	-	-
- Advance to legal services	-	5,940	-	5,482
- Refundable deposits	27,744	24,828	-	-
- Reimbursement expenses	846	508	-	-
- Others	16,809	44,982	194	385
Total receivables	777,605	319,109	801	7,577

Trade and other payables comprise of the following:

	Group		Company	
	31-Dec-15 RMB ('000)	31-Dec-14 RMB ('000)	31-Dec-15 RMB ('000)	31-Dec-14 RMB ('000)
Trade payables	706,418	325,983	-	-
Other payables:				
- Accrued expenses	87,985	49,529	58,473	9,279
- Advance payment from customers	136,464	150,052	-	-
- Rental and option deposits	1,459	127,314	-	-
- Others	5,986	1,688	-	-
Total payables	938,312	654,566	58,473	9,279

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

	Group			
	31-Dec-15		31-Dec-14	
	Secured RMB ('000)	Unsecured RMB ('000)	Secured RMB ('000)	Unsecured RMB ('000)
Borrowings				
Amount repayable during its operating cycle, within twelve months, or on demand	2,822,420	-	2,085,742	-
	2,822,420	-	2,085,742	-
Amount repayable beyond its normal operating cycle or after twelve months from the balance sheet date	2,263,230	-	1,058,750	-
	5,085,650	-	3,144,492	-

Details of any collateral

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

In accordance with 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.

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 2015	4th Qtr 2014	Jan to Dec 2015	Jan to Dec 2014
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Operating activities				
Profit before taxation	162,882	249,748	179,330	356,043
Adjustments for:				
Depreciation of property, plant and equipment	4,447	1,734	8,228	3,379
Amortisation of other non-current assets	131	486	484	2,295
Fair value gain on investment properties	(116,872)	(115,425)	(116,872)	(115,425)
Fair value gain on available for sale financial assets	(43,000)	-	(43,000)	-
Interest expense	22,856	(7,644)	102,296	68,494
Interest income	(16,285)	(5,312)	(48,569)	(8,011)
Share based payment expense	-	1,284	2,459	11,116
Loss/(gain) on disposal of property, plant and equipment	14	(2)	2	53
Unrealised exchange loss	11	2	3	(41)
Operating profit before working capital changes	14,184	124,871	84,361	317,903
Increase in investment properties	(31,346)	(38,145)	(31,346)	(50,294)
Increase in development properties	(362,311)	(167,537)	(1,313,276)	(387,522)
Decrease/(increase) in trade and other receivables	13,718	(53,956)	(463,188)	(150,079)
Increase/(decrease) in trade and other payables	105,634	(181,444)	328,397	(478,292)
Cash used in operations	(260,121)	(316,211)	(1,395,052)	(748,284)
Interest paid	(20,760)	(50,889)	(109,146)	(199,591)
Interest received	16,285	5,312	48,569	8,011
Income tax paid	688	14,312	(11,058)	(5,694)
Net cash used in operating activities	**(263,908)**	**(347,476)**	**(1,466,687)**	**(945,558)**
Cash flow from investing activities				
Acquisition of property, plant and equipment	(2,937)	(13,657)	(8,779)	(13,657)
Available for sale financial assets	-	(500,000)	(59,000)	(500,000)
Proceed from disposal of PPE	-	-	-	6
Net cash used in investing activities	**(2,937)**	**(513,657)**	**(67,779)**	**(513,651)**
Cash flow from financing activities				
New capital issued	-	-	-	481,659
Bank balance subject to restriction	(180,098)	(282,267)	(378,259)	(223,983)
Proceed from loans and borrowings	1,337,882	1,029,949	3,764,902	1,678,529
Proceed from perpetual convertible security	-	878,970	-	878,970
Payment of perpetual convertible security	-	-	(65,412)	-
Repayment of loan from a shareholder	-	(209,944)	-	(209,944)
Repayment of borrowings	(1,113,650)	(955,107)	(1,843,042)	(1,347,851)
Net cash generated from financing activities	**44,134**	**626,986**	**1,478,189**	**1,467,324**
Net (decrease)/increase in cash and cash equivalents	**(222,711)**	**(234,147)**	**(56,277)**	**8,115**
Effects of exchange rate changes on cash and cash equivalents	1,180	60,188	38,034	5,906
Cash and cash equivalents at beginning of period	402,095	372,766	198,807	184,786
Cash and cash equivalents at end of period	**180,564**	**198,807**	**180,564**	**198,807**

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 2015

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 2015	4,028,372	(1,993,711)	42,458	68,444	19,705	878,970	28,543	1,927,822	5,000,603	54,568	5,055,171
Total comprehensive income for the year	-	-	-	-	-	-	1,954	(593)	1,361	(550)	811
Perpetual convertible security interest	-	-	-	-	-	-	-	-	-	-	-
Equity-settled share-based payment transactions	-	-	-	-	2,912	-	-	-	2,912	-	2,912
Balance at 31 March 2015	4,028,372	(1,993,711)	42,458	68,444	22,617	878,970	30,497	1,927,229	5,004,876	54,018	5,058,894
Total comprehensive income for the year	-	-	-	-	-	-	2,477	10,303	12,780	(335)	12,445
Equity-settled share-based payment transactions	-	-	-	-	2,911	-	-	-	2,911	-	2,911
Perpetual convertible security interest	-	-		-		-	-	(65,412)	(65,412)	-	(65,412)
Balance at 30 June 2015	4,028,372	(1,993,711)	42,458	68,444	25,528	878,970	32,974	1,872,120	4,955,155	53,683	5,008,838
Total comprehensive income for the year	-	-		-	-	-	7,421	3,058	10,479	(513)	9,966
Equity-settled share-based payment transactions	-	-		-	(3,364)	-	-	-	(3,364)	-	(3,364)
Perpetual convertible security interest	-	-		-	-	-	-	(22,134)	(22,134)	-	(22,134)
Balance at 30 September 2015	4,028,372	(1,993,711)	42,458	68,444	22,164	878,970	40,395	1,853,044	4,940,136	53,170	4,993,306
Total comprehensive income for the year	-	-		-	-	-	(5,352)	116,317	110,965	3,815	114,780
Equity-settled share-based payment transactions	-	-		-	(2,459)	-	-	-	(2,459)	-	(2,459)
Perpetual convertible security	-	-		-		-	-	(22,936)	(22,936)	-	(22,936)
Balance at 31 December 2015	4,028,372	(1,993,711)	42,458	68,444	19,705	878,970	35,043	1,946,425	5,025,706	56,985	5,082,691
Balance at 1 January 2014	3,536,776	(1,993,711)	42,458	68,444	18,526	-	49,117	1,675,220	3,396,830	54,969	3,451,799
Total comprehensive income for the year	-	-	-	-	-	-	(33,887)	33,676	(211)	(224)	(435)
Equity-settled share-based payment transactions	442	-	-	-	3,559	-	-	-	4,001	-	4,001
Balance at 31 March 2014	3,537,218	(1,993,711)	42,458	68,444	22,085	-	15,230	1,708,896	3,400,620	54,745	3,455,365
Total comprehensive income for the year	-	-	-	-	-	-	(7,901)	13,979	6,078	(225)	5,853
Equity-settled share-based payment transactions	8,894	-	-	-	(6,678)	-	-	-	2,216	-	2,216
Balance at 30 June 2014	3,546,112	(1,993,711)	42,458	68,444	15,407	-	7,329	1,722,875	3,408,914	54,520	3,463,434
Total comprehensive income for the year	-	-	-	-	-	-	34,219	11,036	45,255	(214)	45,041
Equity-settled share-based payment transactions	-	-	-	-	3,615	-	-	-	3,615	-	3,615
Issue of shares	481,659	-	-	-		-	-	-	481,659	-	481,659
Balance at 30 September 2014	4,027,771	(1,993,711)	42,458	68,444	19,022	-	41,548	1,733,911	3,939,443	54,306	3,993,749
Total comprehensive income for the year	-	-	-	-	-	-	(13,005)	195,331	182,326	258	182,584
Equity-settled share-based payment transactions	-	-	-	-	683	-	-	-	683	-	683
Issue of shares	601	-	-	-	-	-	-	-	601	-	601
Perpetual convertible security	-	-	-	-	-	878,970	-	(1,420)	877,550	-	877,550
Balance at 31 December 2014	4,028,372	(1,993,711)	42,458	68,444	19,705	878,970	28,543	1,927,822	5,000,603	54,564	5,055,167

Statement of Changes in Equity of the Company for the period ended 31 December 2015

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 2015	4,028,372	42,458	19,705	(73,770)	878,970	(494,766)	4,400,969
Total comprehensive income for the year	-	-	-	(74,554)	-	(11,649)	(86,203)
Perpetual convertible security interest	-	-	-	-	-	-	-
Equity-settled share-based payment transactions	-	-	2,912	-	-	-	2,912
Balance at 31 March 2015	4,028,372	42,458	22,617	(148,324)	878,970	(506,415)	4,317,678
Total comprehensive income for the year	-	-	-	27,057	-	(3,831)	23,226
Equity-settled share-based payment transactions	-	-	2,911	-	-	-	2,911
Perpetual convertible security interest	-	-		-		(65,412)	(65,412)
Balance at 30 June 2015	4,028,372	42,458	25,528	(121,267)	878,970	(575,658)	4,278,403
Total comprehensive income for the year	-	-	-	(44,510)	-	(31,245)	(75,755)
Equity-settled share-based payment transactions	-	-	(3,363)	-	-	-	(3,363)
Perpetual convertible security interest	-	-	-	-	-	(22,134)	(22,134)
Balance at 30 September 2015	4,028,372	42,458	22,165	(165,777)	878,970	(629,037)	4,177,151
Total comprehensive income for the year	-	-	-	50,501	-	(17,545)	32,956
Equity-settled share-based payment transactions	-	-	(2,459)	-	-	-	(2,459)
Perpetual convertible security	-	-	-	-	-	(22,134)	(22,134)
Balance at 31 December 2015	4,028,372	42,458	19,706	(115,276)	878,970	(668,716)	4,185,514
Balance at 1 January 2014	3,536,776	42,458	18,526	(19,375)	-	(244,445)	3,333,940
Total comprehensive income for the year	-	-	-	18,386	-	(20,219)	(1,833)
Equity-settled share-based payment transactions	442	-	3,559	-	-	-	4,001
Balance at 31 March 2014	3,537,218	42,458	22,085	(989)	-	(264,664)	3,336,108
Total comprehensive income for the year	-	-	-	4,883	-	(14,944)	(10,061)
Equity-settled share-based payment transactions	8,894	-	(6,678)	-	-	-	2,216
Balance at 30 June 2014	3,546,112	42,458	15,407	3,894	-	(279,608)	3,328,263
Total comprehensive income for the year	-	-	-	(21,916)	-	(34,204)	(56,120)
Equity-settled share-based payment transactions	-	-	3,615	-	-	-	3,615
Issue of shares	481,659	-	-	-	-	-	481,659
Balance at 30 September 2014	4,027,771	42,458	19,022	(18,022)	-	(313,812)	3,757,417
Total comprehensive income for the year	-	-	-	(55,748)	-	(180,954)	(236,702)
Equity-settled share-based payment transactions	-	-	683	-	-	-	683
Issue of shares	601	-	-	-	-	-	601
Perpetual convertible security	-	-	-	-	878,970	-	878,970
Balance at 31 December 2014	4,028,372	42,458	19,705	(73,770)	878,970	(494,766)	4,400,969

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares or cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year

Share Capital

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

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

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

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

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

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

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

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

	As at 31 December 2015	As at 31 December 2014
	No. of shares	No. of shares
The number of shares that may be issued on conversion of outstanding securities at the end of the period	581,761,006	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 2015, the number of outstanding share options granted under the Ying Li ESOS was 6,101,536 (31 December 2014: 13,323,480). Further details of the options granted under the Ying Li ESOS are as follows:

Date of grant of options	Exercise price per share	Number of options granted	Options outstanding at 31 December 2014	Number of Options Lapsed/Revoked	Number of Options Exercised	Options outstanding at 31 December 2015
2 Apr 2012	S$0.278	14,746,765	14,746,765	(9,970,004)	-	4,776,761
23 Apr 2012	S$0.263	1,514,000	1,514,000	(757,000)	-	757,000
14 Mar 2013	S$0.360	1,081,040	1,081,040	(1,081,040)	-	-
31 Mar 2013	S$0.371	1,847,163	1,847,163	(1,279,388)	-	567,775
29 Sep 2013	S$0.370	910,000	910,000	(910,000)	-	-
Total:		20,098,968	20,098,968	(13,997,432)	-	6,101,536

On 31 December 2015, the reconstituted Remuneration Committee – the committee in charge of administering the Scheme, is of the view that certain aspects of performance was not up to expectations, and had decided to revoke some of the Share Options granted.

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

As at 31 December 2015, the number of outstanding share awards granted (but not yet vested) under the Ying Li PSP was 425,831 (31 December 2014: 10,469,329). Further details of the share awards granted under the Ying Li PSP are as follows:

Date of grant	Granted	Balance at 31 December 2013	Vested on 15 March 2014	Vested on 3 April 2014	Vested on 18 December 2014	Number of Performance Shares Lapsed /Revoked	Balance at 31 December 2015
2 Apr 2012	22,120,148	16,590,029	-	(5,058,866)	(454,220)	(11,076,943)	-
23 Apr 2012	2,271,000	1,703,226	-	(567,774)	-	(1,135,452)	-
14 Mar 2013	1,081,040	1,081,040	(250,000)	-	-	(831,040)	-
31 Mar 2013	2,770,744	2,770,744	-	(664,297)	-	(1,680,616)	425,831
29 Sep 2013	1,360,000	1,360,000	-	-	-	(1,360,000)	-
Total	**29,602,932**	**23,505,039**	**(250,000)**	**(6,290,937)**	**(454,220)**	**(16,084,051)**	**425,831**

On 31 December 2015, the reconstituted Remuneration Committee – the committee in charge of administering the Scheme, is of the view that certain aspects of performance was not up to expectations, and had decided to revoke some of the 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 2015 was 2,557,040,024 (31 December 2014: 2,557,040,024).

The Company did not hold any treasury shares as at 31 December 2015 (31 December 2014: Nil).

1(d)(iv) A statement showing all sales, transfer, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

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

The figures have not been audited nor reviewed by the Company's auditors.

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

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group had adopted the same accounting policies and method of computation in the financial statements for the current financial year compared to the audited financial statements for the year ended 31 December 2014.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Not applicable.

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

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

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

	Group			
	4th Qtr 2015	4th Qtr 2014	Jan to Dec 2015	Jan to Dec 2014
Earnings per ordinary share:				
(i) Based on weighted average no. of ordinary shares in issue (RMB per share)	0.045	0.076	0.050	0.111
(ii) On a fully diluted basis (RMB per share)	0.045	0.076	0.050	0.111
Number of shares in issue:				
(i) Based on weighted ave no. of ordinary shares in issue ('000)	2,557,040	2,556,655	2,557,040	2,284,614
(ii) On a fully diluted basis ('000)	3,150,554	2,619,719	3,188,792	2,349,314

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

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

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

	4th Qtr 2015 RMB ('000)	4th Qtr 2014 RMB ('000)	Jan to Dec 2015 RMB ('000)	Jan to Dec 2014 RMB ('000)
Profit attributable to equity holders of the parent	116,317	195,331	127,665	254,021
(Less)/add: Effect of dilutive potential ordinary shares				
- Share based payment expense	2,459	1,284	-	11,116
	118,776	196,615	127,665	265,137
Weighted average number of ordinary shares in issued	2,557,040	2,556,655	2,557,040	2,284,614
Add: Effect of dilutive potential ordinary shares				
- Share based compensation reserve	11,753	63,064	49,990	64,699
- Perpetual Convertible Securities	581,761	-	581,761	-
Number of ordinary shares used to calculate the diluted earning per share	3,150,554	2,619,719	3,188,792	2,349,313

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-15	31 Dec 2014	31-Dec-15	31 Dec 2014
Net Assets Value (RMB'000)	5,025,707	5,000,603	4,185,514	4,400,969
Based on existing issued share capital (RMB per share)	1.97	1.96	1.64	1.72
Net Assets Value has been computed based on the number of share issued (000')	2,557,040	2,557,040	2,557,040	2,557,040

8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-

(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and

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

STATEMENT OF COMPREHENSIVE INCOME

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

For the twelve months and quarter ended 31 December 2015

Revenue

	Group					
	4th Qtr 2015	4th Qtr 2014	Increase / (Decrease)	Jan to Dec 2015	Jan to Dec 2014	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Sale of Properties	257,893	195,265	32.1%	399,104	851,505	(53.1%)
Rental Income	49,039	48,488	1.1%	210,772	178,986	17.8%
Consultancy income (Note 1)	-	-	n.m.	6,962	-	n.m.
	306,932	**243,753**	**25.9%**	**616,838**	**1,030,491**	**(40.1%)**

n.m. - not meaningful

Revenue of the Group for 4QFY2015 increased by RMB63.2 million, 25.9% increase Year-on-Year ("Y-o-Y") to RMB306.9 million as compared with 4QFY2014. The increase was mainly due to higher revenue being recognized from the Sale of Properties segment, during the quarter, as portion of the contracted pre-sales from the San Ya Wan Phase 2 project were handed over in 4QFY2015. For the full year FY2015, Revenue of the Group decreased by 40.1% Y-o-Y to RMB616.8 million as compared with FY2014. The decrease was mainly due to Sales of Properties revenue, which decreased 53.1% Y-o-Y to RMB399.1 million as there were significant amount of SOHO and Office units at Ying Li International Plaza handed over and recognized in the first three quarters of FY2014.

Rental income increased by RMB0.6 million (1.1% increase Y-o-Y) in 4QFY2015 to RMB49.0 million as compared to the same period last year. Rental income increased by RMB31.8 million for the full year compared to FY2014 due to increased occupancy of both malls and IFC office.

Gross profit

	Group					
	4th Qtr 2015	4th Qtr 2014		Jan to Dec 2015	Jan to Dec 2014	
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Sale of Properties	38,344	134,846	(71.6%)	77,801	324,508	(76.0%)
Rental Income	40,802	43,211	(5.6%)	176,144	153,489	14.8%
Consultancy income (Note 1)	-	-	n.m.	6,962	-	n.m.
	79,146	**178,057**	**(55.6%)**	**260,907**	**477,997**	**(45.4%)**

n.m. - not meaningful

Gross profit of the Group for 4QFY2015 decreased by RMB98.9 million (55.6% decrease Y-o-Y) to RMB79.1 million as compared to the same period last year as the completed properties handed over in 4QFY2015 are residential developments which has lower profit margins as compared to the SOHO and office units handed over in 4QFY2014.

Gross profit margin

	Group							
	4th Qtr 2015		4th Qtr 2014		Jan to Dec 2015		Jan to Dec 2014	
	RMB ('000)	%	RMB ('000)	%	RMB ('000)	%	RMB ('000)	%
Sale of Properties	38,344	14.9%	134,846	32.8%	77,801	19.5%	324,508	38.1%
Rental Income	40,802	83.2%	43,211	82.1%	176,144	83.6%	153,489	85.8%
Consultancy income (Note 1)	-	n.m.	-	n.m.	6,962	-	-	n.m.
	79,146	**25.8%**	**178,057**	**38.8%**	**260,907**	**42.3%**	**477,997**	**46.4%**

n.m. - not meaningful

The Group's gross profit margin for 4QFY2015 decreased by 13.0 percentage points Y-o-Y to 25.8% due to different profit margin of various type of properties handed over during the respective periods as explained above.

Other income

	Group			
	4th Qtr 2015	4th Qtr 2014	Jan to Dec 2015	Jan to Dec 2014
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Interest income	15,647	5,312	48,569	8,011
Government grant	188	5,021	1,116	5,021
Others	-	2	3,489	2,548
	15,835	10,335	53,174	15,580

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

Selling expenses

Selling expenses increased by RMB12.7 million Y-o-Y in 4QFY2015 to RMB27.5 million as compared to 4QFY2014. The increase is mainly due to an increase in advertising and promotion expenses and agent's commission due to the ongoing sales at San Ya Wan Phase 2 and the impending launch of the Ying Li International Hardware and Electrical Centre Phase 1A, as well as higher operating expenses incurred at the retail malls.

Administrative expenses

During the quarter under review, Administrative expenses were RMB11.5 million or 20.7% lower than that of 4QFY2014. This is mainly due to the absence of a foreign exchange difference incurred in 4QFY2014.

Administrative expenses – Share based payment expense decreased by RMB3.7 million Y-o-Y due to the revocation of Performance Shares and Share Options to be vested.

Fair value gain on investment properties

For the full year FY2015, the Fair Value gain on investment properties was RMB116.9 million. This gain is the difference between the value as at 31 December 2015 as compared to the carrying value as at the equivalent period in 2014. The sum includes RMB 4.1 million arising from the transferring part of the car parks which were recorded as property under development into property held as an investment.

Fair value on available for sales financial assets

For the full year FY2015, the Fair Value gain from investment in available for sales financial assets (Beijing Tongzhou project - Future Beijing) amounts to RMB43 million.

Finance costs

For the quarter under review, finance costs were RMB40.4 million higher as compared to 4QFY2014. The increase was due to the higher quantum of loans drawn down compared to the same period in prior year. In 4QFY2014, there was also a capitalization of finance costs that was under-capitalised in 1QFY2014 to 3QFY2014. Interest expense directly attributable to projects would generally be capitalised as part of the project costs.

Taxation

Taxation

	Group					
	4th Qtr 2015	4th Qtr 2014		Jan to Dec 2015	Jan to Dec 2014	
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Income tax	(14,317)	4,542	n.m.	(22,711)	(15,554)	46.0%
Deferred tax	(28,433)	(58,697)	(51.6%)	(26,533)	(86,869)	(69.5%)
	(42,750)	**(54,155)**	**(21.1%)**	**(49,244)**	**(102,423)**	**(51.9%)**

n.m. - not meaningful

During the quarter under review, tax expense decreased by RMB11.4 million year-on-year to RMB42.8 million as compared with 4QFY2014 mainly due to lower taxable profits generated from the sale of properties in 4QFY2015.

Profit attributable to ordinary shareholders of the Company

	Group					
	4th Qtr 2015	4th Qtr 2014	Increase / (Decrease)	Jan to Dec 2015	Jan to Dec 2014	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
Profit attributable to:						
Ordinary shareholders of the Company	116,317	195,331	(40.5%)	127,665	254,021	(49.7%)
Non-Controlling Interest (NCI)	3,815	262	1,356.1%	2,421	(401)	n.m.
	120,132	**195,593**	(38.6%)	**130,086**	**253,620**	(48.7%)

n.m. - not meaningful

Overall, net profit attributable to the ordinary shareholders of the Company for the quarter under review decreased by RMB79.0 million to RMB116.3 million in 4QFY2015.

STATEMENT OF FINANCIAL POSITION

Total Assets of the Group increased by RMB2.3 billion to RMB11.8 billion during the period under review. The increase in assets was mainly attributable to i) an increase in development properties as progress is being made on the Ying Li International Commercial Centre, San Ya Wan Phase 2 and Ying Li International Electrical and Hardware Centre projects; b) an increase in deposits placed with government agencies for land tenders amounting to RMB414.5 million; and iii) an increase in cash and cash equivalents of RMB357.6 million. It should be noted that of the RMB1.3 billion shown as cash or cash equivalents, RMB1.1 billion are cash deposits placed with financial institutions as collateral for loans drawn down.

The Group's total liabilities increased by RMB2.3 billion to RMB6.7 billion during the period under review. The increase in liabilities was mainly due to i)an increase in borrowings of the Group by RMB1.9 billion to fund the development of the projects and ii) an increase in trade and other payables of RMB283.7 million arising from the three projects that the Group is developing concurrently.

The Group's total equity increased by RMB27.5 million to RMB5,082.7 million during the period under review.

STATEMENT OF CASH FLOW

The decrease in cash and cash equivalent of RMB222.7 million for the quarter under review was mainly due to:

i) a net cash outflow of RMB263.9 million from operating activities;
ii) a net cash outflow of RMB2.9 million from investing activities; and
iii) a net cash inflow of RMB44.1 million from financing activities.

The net cash used in operating activities of RMB263.9 million include cash generated from the operating profit of RMB14.2 million. This was offset by in i) a net increase of RMB119.4 million arising from changes in receivables and payables, which included a deposit placed for a land tender; ii) development costs amounting to RMB362.3 million incurred mainly on the ongoing construction of San Ya Wan Phase 2, the Ying Li International Commercial Centre project and the Ying Li International Electrical and Hardware Centre; and iii) net of interest paid, received and income tax paid amounting to RMB3.8 million.

Net cash used in investing activities of RMB2.9 million was mainly used in the acquisition of office equipment and fixtures and fittings.

Net cash generated from financing activities of RMB44.1 million includes: (i) increase in borrowing by RMB1,337.9 million to fund the construction of the Group's ongoing projects; and ii) repayment of borrowings amounting to RMB1,113.7 million.

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

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

10 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

According to Chongqing Statistics Bureau, Chongqing was the fastest growing city in People's Republic of China (the "PRC") in 2015 with 11.0% Y-o-Y gross domestic product ("GDP") growth to RMB 1,571.9 billion. As the gateway to Western PRC, the city outpaced the national GDP growth of 6.9% Y-o-Y. In tandem, disposal income per capital rose 8.3% Y-o-Y to RMB27,239 and total retail sales of consumer goods rose 12.5 Y-o-Y to RMB642.4 billion.

Chongqing Office Market

In 4Q2015, three new office buildings located in Yubei and Nanping with a total Gross Floor Area ("GFA") of 126,300 sqm were completed, of which 59.3% was Grade B office. The new supply represents a 30.1% decrease quarter-on-quarter (Q-o-Q) and 31.7% decrease y-o-y. Despite 4Q2015 being a traditionally non-peak season, net absorption exceeded 90,000 sqm underpinned by demand from the financial sector, albeit at a decrease of 9.5% Q-o-Q and 22.0% Y-o-Y.

Grade A offices performed remarkably with a net absorption rate of 78,500 sqm, an increase of 230.9% Q-o-Q and 2.1% Y-o-Y. The average rent for Grade A offices was RMB100.30 per sqm per month (down 1.9% Q-o-Q and 2.9% Y-o-Y).

(Source: CBRE Chongqing Property Market Overview Q4 2015)

Chongqing Retail Market

Four new malls in Banan, Yubei, Daping and Yangjiaping were opened in 4Q2015, adding 337,000 sqm to the existing retail inventory. Overall, vacancy rates increased by 1.4% Q-o-Q and 3.0% Y-o-Y to 10.5% due to the closure of Nanping Wanda Departmental Store.

The F&B sector continued to be the key driver of demand for Chongqing's retail market in 4Q2015, while new fashion retailers such as British global fashion retailer New Look and South Korea's Mixxo debuted in the market.

(Source: CBRE Chongqing Property Market Overview Q4 2015)

Chongqing Residential Market

The PRC's central bank further eased its monetary policy with stimulus measures to support property sales, including introducing its sixth lending rate reduction in October 2015. In addition, down payment for first and second time home buyers was again lowered to encourage consumption of residential properties. These measures aided a promising recovery of property sales by 109.0% Q-o-Q and 10.5% Y-o-Y to 3,470 units at a stable average price of RMB11,450 per sqm in 4Q2015. This was the highest quarterly sales achieved in the year.

(Source: JLL Research)

Beijing Market

Sales volume and the average selling price of Beijing's residential property market increased by 29.0% and 14.7% Y-o-Y respectively following the announcement of favourable policies towards residential property purchase and improved consumer sentiment.

Beijing's retail sales of consumer goods increased 6.9% Y-o-Y in 2015 to exceed RMB 1 trillion due to strong retail demand as international and domestic retailers entered the Beijing market or expanded their existing footprint.

Overall occupancy rates for the office market dropped 0.7% Y-o-Y to 4.7% in 2015. However, Beijing still commands the highest average office rental rate in China, with office rental rates increasing 2.3% Y-o-Y to RMB331.6 per sqm per month.

(Source: Colliers, North China Property Market 2015 Review & 2016 Outlook)

Outlook

The outlook for 2016 remains challenging as supply glut concerns will persist with new office inventory of about 1 million sqm located outside Jiefangbei CBD expected to be added to the total office space from 2016 to 2018. Notwithstanding, the outlook for office projects in prime locations, as compared with non-prime areas, is relatively more optimistic due to the mature business and comprehensive amenities environment.

For the retail and residential markets in 2016, CBRE anticipates that due to the cool-down of luxury consumption, family consumers will be the key driver for sales in the retail segment while JLL Research expects favourable policies to further stimulate sales for residential projects.

Taking into consideration of all the above, the Group's strategy is centered on maintaining a diversified portfolio of properties in prime locations through the development of mixed-use, as well as build-to-order projects to reduce inventory risk. The existing projects in the pipeline, namely San Ya Wan Phase 2, Ying Li International Hardware and Electrical Centre, Ying Li International Commercial Centre and Future Beijing are on track for pre-sale in phases throughout FY2016 and FY2017.

Barring any unforeseen circumstances, including any adverse movements in the forex market or a further deterioration of China's macroeconomic environment, the Directors expect the group to remain profitable in FY2016.

11 Dividend

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

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

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

No dividend has been declared or recommended

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared or recommended for the period.

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

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

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

31 December 2015	Property Rental RMB ('000)	Property Development RMB ('000)	Others RMB ('000)	Total RMB ('000)
REVENUE				
External revenues	210,772	399,103	6,963	616,838
Inter-segment revenues	-	-	-	-
Total revenue	210,772	399,103	6,963	616,838
RESULTS				
Segment result	159,191	(15,662)	21,973	165,502
Unallocated corporate expenses	-	(21,500)	(75,565)	(97,065)
Operating profit				68,437
Interest expense	-	(30,362)	(71,934)	(102,296)
Interest income	-	-	48,569	48,569
Government grant	-	-	495	495
Others	-	-	4,253	4,253
Fair value gain on investment property	-	116,872	-	116,872
Fair value gain on available for sale financial assets	-	43,000	-	43,000
Income taxes	26,644	(77,419)	1,531	(49,244)
Profit from ordinary activities				130,086
Minority interests			(2,421)	(2,421)
Profit for the year				127,665
ASSETS				
Segment assets	1,727,202	8,598,463	-	10,325,665
Unallocated assets	-	-	1,502,809	1,502,809
Consolidated total assets				11,828,474
LIABILITIES				
Segment liabilities	92,401	5,753,860	-	5,846,261
Income tax	45	(25,837)	198,621	172,829
Deferred tax	(298)	374,509	174,781	548,992
Unallocated liabilities	-	-	177,700	177,700
Consolidated total liabilities				6,745,782
OTHER INFORMATION				
Capital expenditure	-	-	8,779	8,779
Depreciation	-	-	8,228	8,228

Business Segment

31 December 2014	Property Rental	Property Development	Others	Total
REVENUE				
External revenues	178,986,149	851,504,819	-	1,030,490,968
Inter-segment revenues	-	-	-	-
Total revenue	178,986,149	851,504,819	-	1,030,490,968
RESULTS				
Segment result	110,542,429	273,379,550	3,046,756	386,968,735
Unallocated corporate expenses	-	-	(86,871,728)	(86,871,728)
Operating profit	-	-	-	300,097,007
Interest expense	-	(8,983,093)	(59,510,939)	(68,494,032)
Interest income	-	-	8,011,046	8,011,046
Government grant	-	-	5,021,100	5,021,100
Subletting fee	-	-	432,755	432,755
Share Based expense	-	-	(6,234,415)	(6,234,415)
Others	-	-	2,115,305	2,115,305
Fair value loss on investment property	-	115,424,702	-	115,424,702
Income taxes	(27,034,670)	(76,349,314)	631,311	(102,752,673)
Profit from ordinary activities	-	-	-	253,620,795
Minority Interests	-	-	400,805	400,805
Profit for the year	-	-	-	254,021,600
ASSETS				
Segment assets	1,736,838,643	6,739,931,872	-	8,476,770,515
Investment in associates	-	-	-	-
Unallocated assets	-	-	1,030,218,325	1,030,218,325
Consolidated total assets	-	-	-	9,506,988,840
LIABILITIES				
Segment liabilities	181,641,272	3,346,389,502	2,786,903	3,530,817,677
Income tax	118,966	(25,836,970)	115,665,542	89,947,538
Deferred tax	-	337,462,328	233,000,129	570,462,457
Unallocated liabilities	-	-	259,170,847	259,170,847
Consolidated total liabilities	-	-	-	4,450,398,519
OTHER INFORMATION				
Capital expenditure	-	-	13,656,508	13,656,508
Depreciation	-	-	3,378,622	3,378,622

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		
	2015 RMB ('000)	**2014** RMB ('000)	**Increase/ (Decrease)**
(a) Sales reported for first half year	198,056	526,039	**(62.3%)**
(b) Operating profit after tax before deducting minority interest reported for first half year	7,543	47,205	**(84.0%)**
(c) Sales reported for second half year	418,782	504,452	**(17.0%)**
(d) Operating profit after tax before deducting minority interest reported for second half year	122,543	205,415	**(40.3%)**

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")	55	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.	In 2015, Mr Fang was appointed the Manager of the Operations Management Department in addition to his role as Manager of the Materials Department. As the Manager of the Operations Management Department, he is in charge of ensuring that projects are completed based on the agreed timeline and within the budget set by the Group.

BY ORDER OF THE BOARD

Fang Ming
Executive Chairman
29 February 2016

Yang Xiao Yu
Executive Director