



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

Financial Statement Announcement for 4th Quarter ended 31st December 2019

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 2019.

	Group					
	4th Qtr 2019	4th Qtr 2018	Increase / (Decrease)	Jan to Dec 2019	Jan to Dec 2018	Increase / (Decrease)
	RMB ('000)	RMB ('000) Restated*	%	RMB ('000)	RMB ('000) Restated*	%
Revenue	80,552	193,523	(58.4%)	358,925	752,631	(52.3%)
Cost of sales	(47,688)	(89,487)	(46.7%)	(152,061)	(455,466)	(66.6%)
Gross profit	32,864	104,036	(68.4%)	206,864	297,165	(30.4%)
Other income	7,824	231,122	(96.6%)	27,307	239,060	(88.6%)
Selling expenses	(30,179)	(31,336)	(3.7%)	(70,192)	(66,783)	5.1%
Administrative expenses	(56,473)	(43,846)	28.8%	(140,864)	(135,124)	4.2%
Change in fair value of investment properties	(4,600)	63,814	n.m.	(371,690)	63,814	n.m.
Change in fair value of other investment	(138,201)	128,000	n.m.	(138,201)	128,000	n.m.
Finance costs	(39,833)	(50,838)	(21.6%)	(171,279)	(228,195)	(24.9%)
Other expenses	6,645	(320,698)	n.m.	(17,440)	(514,057)	(96.6%)
(Loss)/profit before Income Tax	(221,953)	80,254	n.m.	(675,495)	(216,120)	212.6%
Taxation - current tax	-	(66,589)	(100.0%)	-	(75,504)	(100.0%)
- deferred tax	50,365	31,957	57.6%	149,571	40,296	271.2%
(Loss)/profit for the period	(171,588)	45,622	n.m.	(525,924)	(251,328)	109.3%
Foreign currency translation differences(at nil tax)	(6,434)	778	n.m.	(39,687)	(31,990)	24.1%
Total comprehensive (loss)/profit for the period	(178,022)	46,400	n.m.	(565,611)	(283,318)	99.6%
(Loss)/profit attributable to:						
Ordinary shareholders of the company	(171,166)	47,761	n.m.	(523,432)	(248,159)	110.9%
Non-Controlling Interest (NCI)	(422)	(2,139)	(80.3%)	(2,492)	(3,169)	(21.4%)
	(171,588)	45,622	(476.1%)	(525,924)	(251,328)	109.3%
Total comprehensive (loss)/profit attributable to:						
Ordinary shareholders of the company	(177,600)	48,539	n.m.	(563,119)	(280,149)	101.0%
Non-Controlling Interest (NCI)	(422)	(2,139)	n.m.	(2,492)	(3,169)	(21.4%)
	(178,022)	46,400	n.m.	(565,611)	(283,318)	99.6%
n.m. - not meaningful						

*Please refer to Note A in page 7.

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-19 RMB ('000)	31-Dec-18 RMB ('000) Restated*	1-Jan-18 RMB ('000) Restated*	31-Dec-19 RMB ('000)	31-Dec-18 RMB ('000) Restated**	1-Jan-18 RMB ('000) Restated**
ASSETS						
Non-current assets:						
Property, plant and equipment	38,534	42,652	48,493	77	529	979
Investment in subsidiaries	-	-	-	2,966,325	2,966,325	2,966,325
Investment properties	4,162,080	4,535,896	4,486,742	-	-	-
Other investment	869,799	1,008,000	880,000	-	-	-
Deferred assets	27,529	27,529	27,529	-	-	-
Total non-current assets	5,097,942	5,614,077	5,442,764	2,966,402	2,966,854	2,967,304
Current assets:						
Development properties	1,131,959	1,213,135	1,581,157	-	-	-
Trade and other receivables	490,365	1,663,545	2,934,836	1,562	2,422	1,408,321
Amount due from subsidiaries	-	-	-	2,812,930	2,313,708	1,295,563
Cash and cash equivalents	1,002,498	750,510	626,910	150,043	15,488	9,184
Total current assets	2,624,822	3,627,190	5,142,903	2,964,535	2,331,618	2,713,068
Total assets	7,722,764	9,241,267	10,585,667	5,930,937	5,298,472	5,680,372
EQUITY AND LIABILITIES						
Capital and reserves:						
Capital contribution	4,028,372	4,028,372	4,028,372	4,028,372	4,028,372	4,028,372
Reverse acquisition reserve	(2,034,754)	(1,993,712)	(1,993,712)	-	-	-
Statutory common reserve	91,018	91,018	88,588	-	-	-
Convertible bond reserve	42,458	42,458	42,458	42,458	42,458	42,458
Perpetual convertible security	878,970	878,970	878,970	878,970	878,970	878,970
Translation reserve	(78,710)	(39,023)	(7,033)	(21,055)	(9,470)	(17,510)
Retained profits/(accumulated losses)	63,724	750,806	1,106,771	(1,177,448)	(1,012,302)	(553,505)
	2,991,078	3,758,889	4,144,414	3,751,297	3,928,028	4,378,785
Non-Controlling interest	12,646	15,138	18,307	-	-	-
Total equity	3,003,724	3,774,027	4,162,721	3,751,297	3,928,028	4,378,785
Non-current liabilities:						
Deferred taxation	566,459	722,214	762,510	-	-	-
Borrowings	1,518,020	2,157,466	2,820,427	-	-	325,997
Total non-current liabilities	2,084,479	2,879,680	3,582,937	-	-	325,997
Current liabilities:						
Trade and other payables	1,104,738	1,241,858	1,640,434	213,568	92,426	155,933
Amount due to subsidiaries	-	-	-	1,490,513	746,480	791,365
Provision for taxation	221,044	209,649	106,913	-	-	-
Borrowings	1,308,779	1,136,053	1,092,662	475,559	531,538	28,292
Total current liabilities	2,634,561	2,587,560	2,840,009	2,179,640	1,370,444	975,590
Total liabilities	4,719,040	5,467,240	6,422,946	2,179,640	1,370,444	1,301,587
Total equity and liabilities	7,722,764	9,241,267	10,585,667	5,930,937	5,298,472	5,680,372

* Please refer to Note A in page 7.

** Please refer to Note B in page 11.

Notes to the Statement of Financial Position

Trade and other receivables comprise of the following:

	Group			Company		
	31-Dec-19 RMB ('000)	31-Dec-18 RMB ('000) Restated	1-Jan-18 RMB ('000) Restated	31-Dec-19 RMB ('000)	31-Dec-18 RMB ('000) Restated	1-Jan-18 RMB ('000) Restated
Trade receivables	28,380	55,478	62,425	-	-	-
Other receivables:						
- Deposit for land acquisition	-	-	519,748	-	-	-
- Rental deposits	1,057	625	605	874	613	593
- Prepayments	155,860	186,429	189,392	289	1,743	6,405
- Advance placed with contractors, suppliers and	4,978	6,173	32,534	-	-	-
- Refundable deposits	17,001	19,868	43,624	-	-	-
- Proceed receivable from disposal of subsidiaries/land	262,710	1,352,710	2,035,350	-	-	1,401,260
- Others	20,379	42,262	51,158	399	66	63
Total receivables	490,365	1,663,545	2,934,836	1,562	2,422	1,408,321

Trade and other payables comprise of the following:

	Group			Company		
	31-Dec-19 RMB ('000)	31-Dec-18 RMB ('000) Restated	1-Jan-18 RMB ('000) Restated	31-Dec-19 RMB ('000)	31-Dec-18 RMB ('000) Restated	1-Jan-18 RMB ('000) Restated
Trade payables	157,657	320,068	627,285	-	-	-
Other payables:						
- Other tax payables	50,011	24,877	34,116	30,681	6,511	-
- Accrued expenses	281,472	188,339	182,733	182,887	85,915	155,933
- Advance payment from customers	47,492	135,824	333,643	-	-	-
- Rental and other deposits	43,577	67,098	56,509	-	-	-
- Project deposits	-	10,000	10,000	-	-	-
- Advances from sub-contractors	14,251	8,815	12,088	-	-	-
- Other payables	510,278	486,837	384,060	-	-	-
Total payables	1,104,738	1,241,858	1,640,434	213,568	92,426	155,933

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

	Group					
	31-Dec-19		31-Dec-18		01-Jan-18	
	Secured RMB ('000)	Unsecured RMB ('000)	Secured RMB ('000)	Unsecured RMB ('000)	Secured RMB ('000)	Unsecured RMB ('000)
Borrowings						
Amount repayable within twelve months	1,134,380	174,399	792,103	343,950	1,092,662	-
Amount repayable after twelve months from the reporting date	1,518,020	-	2,157,466	-	2,494,430	325,997
	2,652,400	174,399	2,949,569	343,950	3,587,092	325,997

Details of any collateral

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

In accordance with SFRS(I)-1, the Company has adopted the practice to record loans with repayment periods that falls within its operating cycle as current liabilities.

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	4th Qtr	Jan to Dec	Jan to Dec
	2019	2018	2019	2018
	RMB ('000)	RMB ('000) Restated*	RMB ('000)	RMB ('000) Restated*
Operating activities				
(Loss)/profit before taxation	(221,953)	80,254	(675,495)	(216,120)
Adjustments for:				
Depreciation of property, plant and equipment	1,287	1,453	4,596	6,178
Amortisation of other non-current assets	1,999	1,503	7,474	5,936
Change in fair value loss/(gain) of investment properties	4,600	(63,814)	371,690	(63,814)
Change in fair value loss/(gain) of other investment	138,201	(128,000)	138,201	(128,000)
Interest expense	39,833	50,838	171,279	228,195
Interest income	(6,163)	(567)	(15,176)	(5,821)
Gain on disposal of subsidiaries	-	(227,933)	-	(227,933)
Loss on disposal of property, plant and equipment	432	122	434	161
Impairment on other receivables	-	312,640	24,224	325,960
Unrealised exchange (gain)/loss	(14,522)	27,797	(35,821)	47,830
Operating (loss)/profit before working capital changes	(56,286)	54,293	(8,594)	(27,428)
Change in development properties	16,640	(15,266)	81,176	368,022
Change in trade and other receivables	(17,730)	4,720	1,143,821	1,140,550
Change in trade and other payables	(37,016)	47,001	(235,660)	(354,364)
Cash (used in)/generated from operations	(94,392)	90,748	980,743	1,126,780
Interest paid	(39,320)	(77,560)	(179,625)	(221,089)
Interest received	6,163	442	14,964	5,610
Income tax paid	(435)	(12)	(435)	(20,698)
Net cash(used in)/generated from operating activities	(127,984)	13,618	815,647	890,603
Cash flow from investing activities				
Acquisition of property, plant and equipment	(602)	(2)	(908)	(475)
Net cash used in investing activities	(602)	(2)	(908)	(475)
Cash flow from financing activities				
Repayment of minority interest	-	-	(92,163)	-
Change in restricted bank balances	(4,016)	27,423	(8,342)	(204,965)
Proceed from loans and borrowings	693,712	-	998,160	252,663
Payment of interest on perpetual convertible securities	-	-	-	(93,662)
Repayment of borrowings	(659,148)	(152,438)	(1,465,561)	(924,190)
Net cash generated from/(used in) financing activities	30,548	(125,015)	(567,906)	(970,154)
Net (decrease)/ increase in cash and cash equivalents	(98,038)	(111,399)	246,833	(80,026)
Effects of exchange rate changes on cash and cash equivalents	5,009	(768)	(3,188)	(1,339)
Cash and cash equivalents at beginning of period	715,731	491,224	379,057	460,422
Cash and cash equivalents at end of period	622,702	379,057	622,702	379,057
Restricted cash	379,796	371,453	379,796	371,453
Cash and cash equivalents in the statement of financial position	1,002,498	750,510	1,002,498	750,510

* Please refer to Note A in page 7.

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 2019

Group	Capital contribution RMB ('000)	Reverse acquisition reserve RMB ('000)	Convertible bonds (equity component) RMB ('000)	Statutory common reserve RMB ('000)	Perpetual convertible security RMB ('000)	Translation reserve RMB ('000)	Retained profits RMB ('000)	Total attributable to Ordinary shareholders of the Company RMB ('000)	Non-Controlling Interest RMB ('000)	Total RMB ('000)
Balance at 31 December 2018-previously stated	4,028,372	(1,993,712)	42,458	91,018	878,970	(62,172)	2,347,351	5,332,285	56,607	5,388,892
Prior years adjustments (Note A)	-	-	-	-	-	23,149	(1,596,545)	(1,573,396)	(41,469)	(1,614,865)
Balance at 1 January 2019-restated	4,028,372	(1,993,712)	42,458	91,018	878,970	(39,023)	750,806	3,758,889	15,138	3,774,027
Total comprehensive loss for the period-previously stated	-	-	-	-	-	15,368	(17,224)	(1,856)	(1,055)	(2,911)
Prior period adjustments	-	-	-	-	-	-	(12,157)	(12,157)	78	(12,079)
Total comprehensive loss for the period	-	-	-	-	-	15,368	(29,381)	(14,013)	(977)	(14,990)
Perpetual convertible securities interest	-	-	-	-	-	-	(24,030)	(24,030)	-	(24,030)
Balance at 31 March 2019	4,028,372	(1,993,712)	42,458	91,018	878,970	(23,655)	697,395	3,720,846	14,161	3,735,007
Total comprehensive loss for the period	-	-	-	-	-	(28,666)	(298,816)	(327,482)	(478)	(327,960)
Perpetual convertible securities interest	-	-	-	-	-	-	(24,571)	(24,571)	-	(24,571)
Balance at 30 June 2019	4,028,372	(1,993,712)	42,458	91,018	878,970	(52,321)	374,008	3,368,793	13,683	3,382,476
Acquisition of non-controlling interest	-	(41,042)	-	-	-	-	(51,120)	(92,162)	-	(92,162)
Total comprehensive loss for the period	-	-	-	-	-	(19,955)	(24,069)	(44,024)	(615)	(44,639)
Perpetual convertible securities interest	-	-	-	-	-	-	(24,841)	(24,841)	-	(24,841)
Balance at 30 September 2019	4,028,372	(2,034,754)	42,458	91,018	878,970	(72,276)	273,978	3,207,766	13,068	3,220,834
Total comprehensive loss for the period	-	-	-	-	-	(6,434)	(171,166)	(177,600)	(422)	(178,022)
Perpetual convertible securities interest	-	-	-	-	-	-	(39,088)	(39,088)	-	(39,088)
Balance at 31 December 2019	4,028,372	(2,034,754)	42,458	91,018	878,970	(78,710)	63,724	2,991,078	12,646	3,003,724
Balance at 31 December 2017-previously stated	4,028,372	(1,993,712)	42,458	88,588	878,970	(14,769)	2,204,600	5,234,507	59,202	5,293,709
Prior years adjustments (Note A)	-	-	-	-	-	7,736	(1,097,829)	(1,090,093)	(40,895)	(1,130,988)
Balance at 1 January 2018-restated	4,028,372	(1,993,712)	42,458	88,588	878,970	(7,033)	1,106,771	4,144,414	18,307	4,162,721
Total comprehensive income for the period-previously stated	-	-	-	-	-	(1,505)	4,690	3,185	134	3,319
Prior years adjustments (Note A)	-	-	-	-	-	15,872	(22,770)	(6,898)	(1,088)	(7,986)
Total comprehensive loss for the period	-	-	-	-	-	14,367	(18,080)	(3,713)	(954)	(4,667)
Perpetual convertible security interest	-	-	-	-	-	-	(31,123)	(31,123)	-	(31,123)
Balance at 31 March 2018	4,028,372	(1,993,712)	42,458	88,588	878,970	7,334	1,057,568	4,109,578	17,353	4,126,931
Total comprehensive loss for the period-previously stated	-	-	-	-	-	(10,033)	(34,093)	(44,126)	(901)	(45,027)
Prior years adjustments (Note A)	-	-	-	-	-	388	(23,672)	(23,284)	1,132	(22,152)
Total comprehensive loss for the period	-	-	-	-	-	(9,645)	(57,765)	(67,410)	231	(67,179)
Perpetual convertible securities interest	-	-	-	-	-	-	(24,572)	(24,572)	-	(24,572)
Balance at 30 June 2018	4,028,372	(1,993,712)	42,458	88,588	878,970	(2,311)	975,231	4,017,596	17,584	4,035,180
Total comprehensive loss for the period-previously stated	-	-	-	-	-	(37,488)	(31,865)	(69,353)	(983)	(70,336)
Prior years adjustments (Note A)	-	-	-	-	-	(2)	(188,212)	(188,212)	676	(187,536)
Total comprehensive loss for the period	-	-	-	-	-	(37,490)	(220,075)	(257,565)	(307)	(257,872)
Perpetual convertible securities interest	-	-	-	-	-	-	(24,841)	(24,841)	-	(24,841)
Balance at 30 September 2018	4,028,372	(1,993,712)	42,458	88,588	878,970	(39,801)	730,315	3,735,190	17,277	3,752,467
Total comprehensive income for the period-previously stated	-	-	-	-	-	1,623	311,825	313,448	(845)	312,603
Prior years adjustments (Note A)	-	-	-	-	-	(845)	(264,064)	(264,909)	(1,294)	(266,203)
Total comprehensive income for the period	-	-	-	-	-	778	47,761	48,539	(2,139)	46,400
Perpetual convertible security interest	-	-	-	-	-	-	(24,840)	(24,840)	-	(24,840)
Balance at 31 December 2018	4,028,372	(1,993,712)	42,458	91,018	878,970	(39,023)	750,806	3,758,889	15,138	3,774,027

Statement of Changes in Equity of the Company for the period ended 31 December 2019

Company	Capital contribution RMB ('000)	Convertible bonds (equity component) RMB ('000)	Translation reserve RMB ('000)	Perpetual convertible security RMB ('000)	Retained profits RMB ('000)	Total RMB ('000)
Balance at 31 December 2018-as previously stated	4,028,372	42,458	(8,576)	878,970	(705,285)	4,235,939
Prior years adjustments (Note B)	-	-	(894)	-	(307,017)	(307,911)
Balance at 1 January 2019-restated	4,028,372	42,458	(9,470)	878,970	(1,012,302)	3,928,028
Total comprehensive loss for the period-previously stated	-	-	15,368	-	(17,224)	(1,856)
Prior period adjustments	-	-	(19,912)	-	924	(18,988)
Total comprehensive loss for the period	-	-	(4,544)	-	(16,300)	(20,844)
Perpetual convertible securities interest	-	-	-	-	(24,030)	(24,030)
Balance at 31 March 2019	4,028,372	42,458	(14,014)	878,970	(1,052,632)	3,883,154
Total comprehensive loss for the period	-	-	(2,727)	-	(13,355)	(16,082)
Perpetual convertible securities interest	-	-	-	-	(24,571)	(24,571)
Balance at 30 June 2019	4,028,372	42,458	(16,741)	878,970	(1,090,558)	3,842,501
Total comprehensive income for the period	-	-	(1,441)	-	6,611	5,170
Perpetual convertible securities interest	-	-	-	-	(24,843)	(24,843)
Balance at 30 September 2019	4,028,372	42,458	(18,182)	878,970	(1,108,790)	3,822,828
Total comprehensive loss for the period	-	-	(2,873)	-	(29,570)	(32,443)
Perpetual convertible securities interest	-	-	-	-	(39,088)	(39,088)
Balance at 31 December 2019	4,028,372	42,458	(21,055)	878,970	(1,177,448)	3,751,297
			-	-	-	-
Balance at 31 December 2017-previously stated	4,028,372	42,458	(24,383)	878,970	(554,399)	4,371,018
Prior years adjustments (Note B)	-	-	6,873	-	894	7,767
Balance at 1 January 2018-restated	4,028,372	42,458	(17,510)	878,970	(553,505)	4,378,785
Total comprehensive loss for the period-previously stated	-	-	(18,890)	-	(12,143)	(31,033)
Prior years adjustments (Note B)	-	-	14,225	-	-	14,225
Total comprehensive loss for the period	-	-	(4,665)	-	(12,143)	(16,808)
Perpetual convertible securities interest	-	-	-	-	(31,123)	(31,123)
Balance at 31 March 2018	4,028,372	42,458	(22,175)	878,970	(596,771)	4,330,854
Total comprehensive loss for the period-previously stated	-	-	11,989	-	(19,464)	(7,475)
Prior years adjustments (Note B)	-	-	(9,162)	-	1	(9,161)
Total comprehensive loss for the period	-	-	2,827	-	(19,463)	(16,636)
Perpetual convertible securities interest	-	-	-	-	(24,572)	(24,572)
Balance at 30 June 2018	4,028,372	42,458	(19,348)	878,970	(640,806)	4,289,646
Total comprehensive loss for the period-previously stated	-	-	41,232	-	(10,352)	30,880
Prior years adjustments (Note B)	-	-	(33,193)	-	(3)	(33,196)
Total comprehensive loss for the period	-	-	8,039	-	(10,355)	(2,316)
Perpetual convertible securities interest	-	-	-	-	(24,839)	(24,839)
Balance at 30 September 2018	4,028,372	42,458	(11,309)	878,970	(676,000)	4,262,491
Total comprehensive loss for the period-previously stated	-	-	(18,524)	-	(3,553)	(22,077)
Prior years adjustments (Note B)	-	-	20,363	-	(307,909)	(287,546)
Total comprehensive loss for the period	-	-	1,839	-	(311,462)	(309,623)
Perpetual convertible securities interest	-	-	-	-	(24,840)	(24,840)
Balance at 31 December 2018	4,028,372	42,458	(9,470)	878,970	(1,012,302)	3,928,028

Certain amounts in the comparative information above have been reclassified to conform to the current period Financial Statement due to prior years adjustments and reclassification as set out in Note A and Note B below.

Note A: PRIOR YEARS ADJUSTMENTS / RECLASSIFICATIONS IN THE STATEMENT OF FINANCIAL POSITION FOR THE GROUP

The Company has restated the Statement of Financial Position for the Group, in accordance with SFRS(I) 8 Accounting Policies, Changes in Accounting Estimates and Errors to take into consideration the prior years adjustments ("PYAs") and reclassifications as set out below:

IN RESPECT OF THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As reported as at 31 December 2018	PYAs	Reclassification	As restated as at 31 December 2018
THE GROUP	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Statement of Financial Position				
Current Assets				
Development properties	1,845,275	(640,318)	8,178	1,213,135
Trade and other receivables	2,031,392	(357,071)	(10,776)	1,663,545
Capital and Reserves				
Translation reserve	(62,172)	(656)	23,805	(39,023)
Retained profits	2,347,351	(1,596,545)	-	750,806
Non-Controlling Interest	56,607	(41,469)	-	15,138
Non-Current Liabilities				
Deferred taxation	641,795	(136,922)	217,341	722,214
Borrowings	2,166,724	-	(9,258)	2,157,466
Current Liabilities				
Trade and other payables	746,702	573,481	(78,325)	1,241,858
Provision for taxation	170,346	204,723	(165,420)	209,649
Borrowings	1,126,795	-	9,258	1,136,053

	As reported as at 1 January 2018	PYAs	Reclassification	As restated as at 1 January 2018
THE GROUP	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
Statement of Financial Position				
Current Assets				
Development properties	2,099,791	(651,761)	133,127	1,581,157
Trade and other receivables	2,917,625	(22,521)	39,732	2,934,836
Capital and Reserves				
Translation reserve	(14,769)	-	7,736	(7,033)
Retained profits	2,204,600	(1,097,833)	4	1,106,771
Non-Controlling Interest	59,202	(40,895)	-	18,307
Non-Current Liabilities				
Deferred taxation	634,322	(61,727)	189,915	762,510
Current Liabilities				
Trade and other payables	1,098,922	404,353	137,159	1,640,434
Provision for taxation	147,048	121,820	(161,955)	106,913

IN RESPECT OF THE CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	<u>As Previous Stated 2018</u>					<u>PYAs and Reclassification</u>					<u>Restated 2018</u>				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Jan – Dec	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Jan – Dec	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Jan – Dec
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Revenue	309,549	183,843	146,200	181,461	821,053	(124,987)	(31,665)	76,168	12,062	(68,422)	184,562	152,178	222,368	193,523	752,631
Cost of sales	(225,048)	(99,834)	(80,056)	(116,813)	(521,751)	119,117	11,916	(92,074)	27,326	66,285	(105,931)	(87,918)	(172,130)	(89,487)	(455,466)
Other income	1,762	4,631	1,545	230,466	238,404	-	-	-	656	656	1,762	4,631	1,545	231,122	239,060
Selling expense	(11,450)	(14,105)	(22,050)	(40,615)	(88,220)	2,569	3,494	6,095	9,279	21,437	(8,881)	(10,611)	(15,955)	(31,336)	(66,783)
Administrative expense	(17,176)	(55,638)	(26,226)	(48,168)	(147,208)	(14,099)	25,332	(3,471)	4,322	12,084	(31,275)	(30,306)	(29,697)	(43,846)	(135,124)
Finance costs	(48,489)	(49,831)	(54,124)	(50,838)	(203,282)	(17,147)	(7,766)	-	-	(24,913)	(65,636)	(57,597)	(54,124)	(50,838)	(228,195)
Other expenses	-	-	-	-	-	10,688	(30,793)	(173,254)	(320,698)	(514,057)	10,688	(30,793)	(173,254)	(320,698)	(514,057)
Foreign currency translation differences	(1,505)	(10,033)	(37,488)	1,623	(47,403)	15,872	388	(2)	(845)	15,413	14,367	(9,645)	(37,490)	778	(31,990)
Non-Controlling interests (NCI)	134	(901)	(983)	(845)	(2,595)	(1,088)	1,132	676	(1,294)	(574)	(954)	231	(307)	(2,139)	(3,169)

IN RESPECT OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

	As Previous Stated 2018					PYAs and Reclassification					Restated 2018				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Jan – Dec	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Jan – Dec	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Jan – Dec
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Cash flows from operating activities															
Profit/(Loss) before taxation	9,148	(30,934)	(34,711)	347,307	290,810	(23,859)	(29,482)	(186,536)	(267,053)	(506,930)	(14,711)	(60,416)	(221,247)	80,254	(216,120)
Interest expense	48,488	49,831	54,124	50,839	203,282	17,147	(17,147)	24,914	(1)	24,913	65,635	32,684	79,038	50,838	228,195
Interest income	(764)	(3,846)	(644)	(567)	(5,821)	36	(36)	-	-	-	(728)	(3,882)	(644)	(567)	(5,821)
Other expenses	-	-	-	-	-	-	-	13,320	312,640	325,960	-	-	13,320	312,640	325,960
Unrealised exchange loss/(gain)	-	-	51,417	(19,004)	32,413	4,721	15,747	(51,852)	46,801	15,417	4,721	15,747	(435)	27,797	47,830
Change in development properties	198,414	10,353	70,243	(24,494)	254,516	(38,524)	(11,309)	154,111	9,228	113,506	159,890	(956)	224,354	(15,266)	368,022
Change in trade and other receivables	(7,177)	1,124,322	(49,526)	8,635	1,076,254	(3,337)	2,328	69,220	(3,915)	64,296	(10,514)	1,126,650	19,694	4,720	1,140,550
Change in trade and other payables	(295,912)	(37,832)	(128,028)	105,179	(356,593)	71,194	12,516	(23,303)	(58,178)	2,229	(224,718)	(25,316)	(151,331)	47,001	(354,364)
Interest paid	(41,890)	(55,784)	(45,855)	(52,647)	(196,176)	(24,913)	24,913	-	(24,913)	(24,913)	(66,803)	(30,871)	(45,855)	(77,560)	(221,089)
Interest received	735	3,789	520	566	5,610	(37)	37	124	(124)	-	698	3,826	644	442	5,610
Cash flow from financing activities															
Proceed from loans and borrowings	108,348	144,315	-	-	252,663	(2,424)	2,424	-	-	-	105,924	146,739	-	-	252,663
Restricted cash	268,113	564,564	398,876	371,453	371,453	-	-	-	(9,636)	(9,636)	268,113	564,564	398,876	361,817	361,817

1. Development properties

The management accounted for the difference between the budgeted and actual cost (i.e. unit cost per square metre) of the projects developed by the Group, then standardized the timing of revenue and costs of sales recognition. Accordingly, the management made corresponding provisions based on the total variance amounting to RMB393.41 million (1 January 2018: RMB404.85 million).

The management has also written down the costs of certain inventories for two projects launched since 2016 amounting to RMB246.91 million (1 January 2018: RMB246.91 million), based on the current net realisable value of the two projects.

2. Trade and other receivables

(a) Balance receivable from disposal of subsidiaries/land

The Group had previously entered into a sale and purchase agreement (“SPA”) for the disposal of two subsidiaries to a third party (the “Buyer”) for a consideration of RMB3,285.35 million (“Consideration”). As at the date of this financial statement, the Group has received a total payment of RMB2,710.00 million of the Consideration from the Buyer, with a balance of RMB575.35 million remaining payable by the Buyer. Based on the SPA, the Buyer has the right to deduct from the Consideration in the event of non-fulfillment of certain conditions. The management has assessed the recoverability of the balance Consideration and has made provision for impairment losses amounting to RMB327.75 million (1 January 2018: RMB15.10 million) in relation to the balance Consideration receivable based on the available information at the date of each financial statement.

(b) Other receivables

In addition, the management recognized impairment on other receivables amounting to RMB29.32 million (1 January 2018: RMB7.42 million).

3. Trade and other payables

(a) Provision for litigation liabilities

The Company’s subsidiary, Chongqing Yingli Real Estate Development Co., Ltd. (“CQYL Real Estate”), is a party to several litigation claims and disputes in People’s Republic of China (“PRC”) which arose in the previous financial years (“Litigation Matters”). As at the date of this financial statement, while there were certain preliminary judgments made by the courts in PRC in favour of the Group, these Litigation Matters have not concluded as counterparties had filed for appeal against these court judgements. Accordingly, taking into account the information available to the management and the advice obtained from the Group’s legal advisers in respect of the potential outcome of the Litigation Matters, the management estimates that the maximum liability faced by the Group as a result of the Litigation Matters could be potentially RMB434.02 million (1 January 2018: RMB270.00 million) (the “Liability”). As it is uncertain at this stage whether CQYL Real Estate would be discharged from any of the liabilities arising from the Litigation Matters, the management has made provisions in respect of the Liability in the financial statement.

(b) Other payables

The management has also made provisions in relation to the under recognition of liabilities amounting to RMB139.46 million (1 January 2018: RMB134.35 million).

4. Deferred taxation

The management recognized additional deferred taxation assets amounting to RMB136.92 million (1 January 2018: RMB61.73 million) based on the temporary differences between the accounting and tax bases arose from the provision liabilities of the Group as well as the writing down of the Group’s assets as set out in Note A.

5. Provision for taxation

The management has recalculated the provision of Land Appreciation Tax (“LAT”) of the projects developed and made additional provisions amounting to RMB131.22 million (1 January 2018: RMB121.82 million) in the related financial period. The management has also provided for the capital gain taxes amounting to RMB73.50 million (1 January 2018: Nil) derived from the disposal of subsidiaries in 2017 and 2018.

Note B: PRIOR YEARS ADJUSTMENTS / RECLASSIFICATIONS IN THE STATEMENT OF FINANCIAL POSITION FOR THE COMPANY

The Company has restated the Statement of Financial Position for the Company, in accordance with SFRS(I) 8 Accounting Policies, Changes in Accounting Estimates and Errors to take into consideration the PYAs and reclassifications as set out below:

THE COMPANY	As reported as at 31 December 2018 RMB ('000)	PYAs RMB ('000)	Reclassification RMB ('000)	As restated as at 31 December 2018 RMB ('000)
Statement of Financial Position				
Current Assets				
Trade and other receivables	103,682	(302,056)	200,796	2,422
Amount due from subsidiaries	2,587,709	-	(274,001)	2,313,708
Capital and Reserves				
Translation reserve	(8,576)	(894)	-	(9,470)
Accumulated losses	(705,285)	(307,017)	-	(1,012,302)
Current Liabilities				
Trade and other payables	85,915	6,511	-	92,426
Amount due to subsidiaries	820,341	(656)	(73,205)	746,480

THE COMPANY	As reported as at 1 January 2018 RMB ('000)	PYAs RMB ('000)	Reclassification RMB ('000)	As restated as at 1 January 2017 RMB ('000)
Statement of Financial Position				
Current Assets				
Trade and other receivables	1,211,796	-	196,525	1,408,321
Amount due from subsidiaries	1,368,768	-	(73,205)	1,295,563
Capital and Reserves				
Translation reserve	(24,383)	(894)	7,767	(17,510)
Accumulated losses	(554,399)	894	-	(553,505)
Current Liabilities				
Trade and other payables	69,553	-	86,380	155,933
Amount due to subsidiaries	762,192	-	29,173	791,365

1. Trade and other receivables

With referred to Note A(2)(a), the management has made provision for impairment losses amounting to RMB302.06 million (1 January 2018: Nil) on the Consideration receivable.

2. Trade and other payables

The management has adjusted the under-provision of withholding tax on the disposal of a PRC subsidiary amounting to RMB6.51 million (1 January 2018: Nil).

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

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

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

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

	As at 31 December 2019	As at 31 December 2018
	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.

There were no outstanding share options and share awards granted under the Ying Li Employee Share Option Scheme ("Ying Li ESOS") and Ying Li Performance Share Plan ("Ying Li PSP") respectively as at 31 December 2019 (31 December 2018: Nil).

The Company did not hold any treasury shares as at 31 December 2019 (31 December 2018: Nil).

None of the subsidiaries held shares in the Company as at 31 December 2019 (31 December 2018: Nil).

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 2019 was 2,557,040,024 (31 December 2018: 2,557,040,024).

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

Not applicable.

1(d)(v) A statement showing all sales, transfer, cancellation and/or use of subsidiary holdings 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.

Not applicable.

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

Not applicable.

3A Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion: -

(a) Updates on the efforts taken to resolve each outstanding audit issue.

(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

This is not required for any audit issue that is a material uncertainty relating to going concern.

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/revised SFRS(I)s that are effective for annual period beginning on or after 1 January 2019. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I)s, SFRS(I) Interpretations and amendments to SFRS(I)s.

The following are the new or amended SFRS(I)s and SFRS(I) Interpretations that are relevant to the Group:

- SFRS(I) 16 Leases
- SFRS(I) INT 23 Uncertainty over Income Tax Treatments
- Amendments to SFRS(I) 9 – Prepayment Features with Negative Compensation
- Amendments to SFRS(I) 1-12 Income tax consequences of payments on financial instruments classified as equity

Adoption of SFRS(I) 16:

SFRS(I) 16 Leases introduces a single, on-balance sheet lease accounting model for leases. A lessee recognises a right-of-use (ROU) asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard, i.e. lessors continue to classify leases as finance or operating leases. The Group and the Company have adopted SFRS(I) 16 Leases on 1 January 2019. The adoption of this new standard did not result in substantial changes to the Group and the Company's accounting policies and has no material effect on the amounts reported for the current financial year.

Other than the above, the adoption of the above SFRS(I)s, SFRS(I) Interpretations and amendments to SFRS(I)s did not have any significant impact on the financial statements of the Group.

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 2019	4th Qtr 2018 Restated	Jan to Dec 2019	Jan to Dec 2018 Restated
Earnings per ordinary share:				
(i) Based on weighted average no. of ordinary shares in issue (RMB per share)	(0.067)	0.019	(0.205)	(0.097)
(ii) On a fully diluted basis (RMB per share)	(0.055)	0.015	(0.167)	(0.079)
Number of shares in issue:				
(i) Based on weighted ave no. of ordinary shares in issue ('000)	2,557,040	2,557,040	2,557,040	2,557,040
(ii) On a fully diluted basis ('000)	3,138,801	3,138,801	3,138,801	3,138,801

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

Diluted earnings per ordinary share is calculated based on the similar basis as the earnings per share, except that the weighted average number of ordinary shares outstanding are adjusted for the effects of all dilutive potential ordinary shares. The Company has one category of dilutive potential ordinary shares: perpetual convertible securities, as of 31 December 2019.

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-19	31-Dec-18 Restated	31-Dec-19	31-Dec-18 Restated
Net Asset Value (RMB'000)	3,003,724	3,774,027	3,751,297	3,928,028
Based on existing issued share capital (RMB per share)	1.17	1.48	1.47	1.54
Net Asset Value has been computed based on the number of share issued (000')	2,557,040	2,557,040	2,557,040	2,557,040

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

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

STATEMENT OF COMPREHENSIVE INCOME

Due to the nature of the industry that the Group 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 12 months and quarter ended 31 December 2019

Revenue

	Group					
	4th Qtr 2019	4th Qtr 2018	Increase / (Decrease)	Jan to Dec 2019	Jan to Dec 2018	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
		Restated			Restated	
Sale of Properties	25,400	138,945	(81.7%)	141,580	543,972	(74.0%)
Rental Income	55,152	54,578	1.1%	217,345	208,659	4.2%
	80,552	193,523	(58.4%)	358,925	752,631	(52.3%)

Revenue for 4QFY2019 declined by 58.4% Y-o-Y, or RMB113.0 million to RMB80.5 million (4QFY2018: RMB193.5 million). The decline was due to a decrease in sale of properties by RMB113.5 million, mainly attributable to lesser office units at Ying Li International Plaza, commercial units at Ying Li International Electrical and Hardware Centre ("Ying Li IEC") being handed over and lower revenue recognised in 4QFY2019. Rental income increased by 1.1% Y-o-Y or RMB0.5 million to RMB55.2 million (4QFY2018: RMB54.6 million), mainly due to a gradual increase in occupancy rates of the rented properties from IFC office and Ying Li IMIX Park Jiefangbei Mall.

For the full year 2019, revenue of the Group decreased by 52.3% Y-o-Y, or RMB393.7 million to RMB358.9 million (FY2018: RMB752.6 million). The decline was due to a decrease in sale of properties by RMB402.4 million, mainly attributable to lesser office units at Ying Li International Plaza, residential unit at Lion City Garden, commercial units at Ying Li IEC being handed over and lower revenue recognised in FY2019. Rental income increased by 4.2% Y-o-Y or RMB8.7 million to RMB217.3 million (FY2018: RMB208.6 million), mainly due to a gradual increase in occupancy rates of the rented properties from IFC office and Ying Li International Plaza office.

Gross profit

	Group					
	4th Qtr 2019	4th Qtr 2018	Increase / (Decrease)	Jan to Dec 2019	Jan to Dec 2018	Increase / (Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
		Restated			Restated	
Sale of Properties	238	62,356	(99.6%)	39,271	128,423	(69.4%)
Rental Income	32,626	41,680	(21.7%)	167,593	168,742	(0.7%)
	32,864	104,036	(68.4%)	206,864	297,165	(30.4%)

Gross profit of the Group for 4QFY2019 decreased by 68.4% Y-o-Y or RMB71.1 million, to RMB32.9 million (4QFY2018: RMB104.0 million) in tandem with the decrease in revenue. The decrease mainly attributable to the lower gross profit contribution from sales of properties segment which decreased by RMB62.1 million

Gross profit for the full year decreased by 30.4% Y-o-Y or RMB90.3 million, to RMB206.9 million (FY2018: RMB 297.2 million). The decrease was due to the decrease in revenue, partially offset by increased in rental income segment's gross profit.

Gross profit margin

	Group							
	4th Qtr 2019		4th Qtr 2018		Jan to Dec 2019		Jan to Dec 2018	
	RMB ('000)	%	RMB ('000) Restated	%	RMB ('000)	%	RMB ('000) Restated	%
Sale of Properties	238	0.9%	62,356	44.9%	39,271	27.7%	128,423	23.6%
Rental Income	32,626	59.2%	41,680	76.4%	167,593	77.1%	168,742	80.9%
	32,864	40.8%	104,036	53.8%	206,864	57.6%	297,165	39.5%

Overall gross profit margin for 4QFY2019 decreased by 13.0%, to 40.8% (4QFY2018: 53.8%), primarily due to lower proportion of revenue contributed by sales of properties income segment.

The gross profit margin for FY2019 increased 18.1% Y-o-Y to 57.6% (FY2018: 39.5%). Gross profit from sale of properties increased by 4.1 percentage point due to mix of properties sold, including older completed commercial office properties with higher profit margin that were sold and handed over in FY2019.

Other income

	Group			
	4th Qtr 2019	4th Qtr 2018	Jan to Dec 2019	Jan to Dec 2018
	RMB ('000)	RMB ('000) Restated	RMB ('000)	RMB ('000) Restated
Interest income	6,163	567	15,176	5,821
Advertisement income	347	357	1,324	1,336
Gain on disposal of subsidiaries/land parcel	-	227,933	-	227,933
Government grant	-	-	-	5
Others	1,314	2,265	10,807	3,965
	7,824	231,122	27,307	239,060

Other income for 4QFY2019 decreased by 96.6% Y-o-Y or RMB223.3 million, to RMB7.8 million (4QFY2018: RMB231.1 million), mainly due to a one-off gain on disposal of land parcel completed in 4QFY2018.

Selling expenses

Selling expenses in 4QFY2019 remains relatively stable at RMB30.2million (4QFY2018: RMB31.3 million).

Selling expenses for FY2019 increased slightly by RMB3.4 million as compared to FY2018 mainly due to an increase in advertising and promotion activities. The increase in selling expenses was in tandem with the increased rental income.

Administrative expenses

For 4QFY2019, administrative expenses increased by 28.8% Y-o-Y or RMB12.6 million, to RMB56.4 million (4QFY2018: RMB43.8 million), mainly due to higher advisory service, legal and professional fees.

Administrative expenses for the full year 2019 increased by RMB5.7 million (4.2% Y-o-Y) as compared to the prior year mainly due to legal and professional fees.

Change in fair value of investment properties

In the light of weakening property and office rental market in Chongqing in year 2019, Colliers International (Hong Kong) Limited was commissioned to provide an updated, independent valuation on the investment properties held by the group for year 2019. Based on the completed valuation report, the Group recognised a fair value loss of RMB371.6 million in FY2019.

Change in fair value on other investment

As at 31 December 2019, Cushman & Wakefield Shenzhen Valuation Co., Ltd. Beijing Branch was commissioned to provide an updated, independent valuation on other investment. Based on the completed valuation report, the Group recognised a fair value loss of RMB138.2 million in 4QFY2019 due to the decrease in fair value of Beijing Tongzhou Project following from the tougher policies introduced by local authorities in property sector.

Finance costs

Finance costs in 4QFY2019 decreased by 21.6% Y-o-Y or RMB11.0 million to RMB39.8 million (4QFY2018: RMB50.8 million), mainly due to a decrease in outstanding loan principal.

Other expenses

	Group			
	4th Qtr	4th Qtr	Jan to Dec	Jan to Dec
	2019	2018	2019	2018
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
		Restated		Restated
Impairment loss on other receivables	-	312,640	24,223	325,960
Provision of liabilities on legal cases	-	6,241	3,899	164,021
Others	4,698	-	7,007	6,612
Exchange (gain) / loss, net	(11,343)	1,817	(17,689)	17,464
	(6,645)	320,698	17,440	514,057

For FY2019, Other expenses decreased by RMB496.6 million mainly due to the Group having recognised significant impairment loss on other receivables and provision of liabilities on legal cases in 4QFY2018, no similar expense was incurred in 4QFY2019.

Taxation

	Group					
	4th Qtr	4th Qtr	Increase /	Jan to Dec	Jan to Dec	Increase /
	2019	2018	(Decrease)	2019	2018	(Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
		Restated		Restated		
Income tax	-	(66,589)	(100.0%)	-	(75,504)	(100.0%)
Deferred tax	50,365	31,957	57.6%	149,571	40,296	271.2%
	50,365	(34,632)	n.m.	149,571	(35,208)	n.m.

n.m. - not meaningful

For 4QFY2019 and FY2019, taxation credit increased by RMB85.0 million and RMB184.8 million as compared to 4QFY2018 and FY2018, respectively, mainly due to income tax from gain on disposal of land parcel completed in 4QFY2018 net-off against deferred tax credit recognised as a result of a decrease in fair value of investment properties and other investment.

Loss attributable to ordinary shareholders of the Company

	Group					
	4th Qtr	4th Qtr	Increase /	Jan to Dec	Jan to Dec	Increase /
	2019	2018	(Decrease)	2019	2018	(Decrease)
	RMB ('000)	RMB ('000)	%	RMB ('000)	RMB ('000)	%
		Restated		Restated		
(Loss)/profit attributable to:						
Ordinary shareholders of the Company	(171,166)	47,761	n.m.	(523,432)	(248,159)	110.9%
Non-Controlling Interest (NCI)	(422)	(2,139)	(80.3%)	(2,492)	(3,169)	(21.4%)
	(171,588)	45,622	n.m.	(525,924)	(251,328)	109.3%

n.m. - not meaningful

Overall, the Group reported in a loss attributable to the ordinary shareholders of the Company which increased by RMB275.3 million in FY2019 as compared to FY2018, mainly due to a decrease in fair value of investment properties amounting to RMB371.7 million recognised in 2QFY2019 and other investment amounting to RMB138.2 million recognised in 4QFY2019.

STATEMENT OF FINANCIAL POSITION

Total Assets of the Group decreased by 16.4% or RMB1,518.5 million, to RMB7,722.8 million (31 December 2018: RMB9,241.3 million), mainly due to (i) a decrease in fair value of investment properties and other investment for RMB512.0 million, (ii) a decrease in development properties of RMB81.2 million arising from the handover of completed properties to purchasers, (iii) a decrease in trade and other receivables of RMB1,173.2 million arising from consideration on disposal of subsidiaries / land parcel proceed received in 2QFY2019, and offset by an increase in cash and cash equivalents of RMB 252.0 million.

The Group's total liabilities decreased by 13.7% or RMB748.2 million, to RMB4,719.0 million (31 December 2018: RMB5,467.2 million), mainly due to (i) a net decrease in bank loan of RMB466.7 million as a result of loan principal repayment, (ii) a decrease in trade and other payables of RMB137.1 million, and (iii) a decrease in deferred taxation liabilities of RMB155.8 million mainly due to a fair value decrease on investment properties and other investment.

The Group's total equity decreased by 20.4% or RMB770.3 million to RMB3,003.7 million (31 December 2018: RMB3,774.0 million), mainly due to a decrease in retained profits of RMB687.1 million.

STATEMENT OF CASH FLOW

In 4QFY2019, the decrease in unrestricted cash and cash equivalent of RMB98.0 million was mainly due to:

- i) net cash outflows of RMB128.0 million from operating activities;
- ii) net cash outflows of RMB0.6 million from investing activities; and
- ii) net cash inflows of RMB30.6 million from financing activities.

The net cash outflows from operating activities of RMB128.0 million was mainly attributable to: (i) cash used in operating before working capital changes of RMB56.0 million, (ii) increased trade and other receivables of RMB18.0 million, (iii) net settlement to trade and other payables of RMB37.0 million, and (iv) net interest and tax paid of RMB33.6 million, offset by a decrease in development properties of RMB16.6 million.

Net cash inflows from financing activities of RMB30.6 million was due to the net proceeds of borrowings amounting to RMB34.6 million, and offset against the net increase in restricted deposits with financial institutions amounting to RMB4.0 million to secure borrowing.

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.**

Outlook

Generally linked to the country's economic growth, the real estate market form an integral part of the domestic economy. Over the past year, China has faced weakening market conditions in the domestic economy and deteriorating external environment, particularly with the US-China trade tensions. Faced with these economic challenges, China's economy grew by 6.1% in 2019, which was the lowest annual growth rate for the past 29 years. With the outbreak of COVID-19, there could be dampening effect on overall China economic growth in 2020.

In addition, the Chinese government has implemented new regulations and controls over the past few years to prevent the real estate industry from overheating and facilitate the development of a long-term management mechanism for the real estate market.

In Chongqing, where the Group's core real estate business activities are based, it has posted double-digit economic growth for more than a decade, until it fell below 10% in 2017. According to Chongqing Statistics Bureau, Chongqing posted a gross domestic product ("GDP") growth of 6.3% Y-o-Y to RMB 2,361 billion in 2019.

The Group currently has two real estate projects in Chongqing that are under development, namely Lion City Garden that is a retail/residential property project and Ying Li International Hardware and Electrical Centre ("IEC") that is a commercial property project. The Lion City Garden is at Phase 2D of development, while the bespoke development IEC project is at Phase 2B. Majority of the buyers of IEC's Phase 1A and Phase 2A have already taken over the ownership of their respective units. The management is also evaluating the options and appropriate timing to develop the unutilised land portions of these two projects.

The Group's investment property portfolio comprises of integrated office and retail developments, residential properties and commercial properties.

On the office rental segment, the Group continues to focus on retaining existing quality tenants and attracting new tenants by integrated new innovations and creating conducive spaces.

On the retail rental segment, the Group continues to closely monitor new retail trends to create new retail concepts with its tenants so that its retail properties continue to be relevant and interesting to its targeted group of consumers at various locations.

The Group's investment in Beijing New Everbright Centre, located at Beijing Tongzhou, Phase 1 construction, consisting of 4 SOHO towers, has been completed while two office towers of the Phase 2 construction has been recently completed with part of the retail podium still under construction. One of the officer tower of Phase 2 has been sold with a framework agreement signed while the remaining tower has been put up for sale to prospective buyers as at end December 2019. Phase 3 construction consist of one premium office tower and the remaining part of the retail podium was at the piling stage as of end December 2019.

Impact of the coronavirus disease 2019 ("COVID-19")

Due to the COVID-19 outbreak in China, as announced on 6 February 2020, the Group has temporary closed the three retail shopping malls, except for two supermarkets, under its investment property portfolio in accordance with the latest directives from the Chinese government and local authorities in Chongqing. The re-opening dates of the abovementioned retail shopping malls will be announced in due course.

The Group has also instituted precautionary measures to protect the health and safety of its employees, by requiring employees to put face masks at work, conducting temperature checks, contact tracing of employees when they return to work and intensifying the cleaning and disinfecting of common areas. In addition, the Group's employees are advised to work remotely from home unless otherwise required.

The Group will continue to monitor the COVID-19 situation closely, maintain communications with the relevant authorities in Chongqing and implement additional short-term precautionary measures, if required.

As the situation relating to the spread of the COVID-19 remains uncertain, it is currently difficult to ascertain the financial impact it has on the financial performance of the Group. Nevertheless, the Group looks forward to resuming normal operations of its retail shopping malls in Chongqing as soon as it is appropriate to do so.

The Company will provide further updates as soon as there are material developments of the situation.

11 Dividend

a. Whether an interim (final) ordinary dividend has been declared (recommended); and

No final dividend was declared or recommended.

b. (i) Amount per share.

Not applicable.

(ii) Previous corresponding period

No final dividend was declared or recommended in the previous corresponding period.

c. Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

d. The date the dividend is payable.

Not applicable.

e. The date on which Registrable Transfers received by the company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.

Not applicable.

12 If no dividend has been declared/recommended, a statement to that effect and the reasons for the decision.

No dividend has been declared or recommended for the period. In considering whether to recommend a dividend, the Board has taken a conservative view which includes the macro uncertainties, cash flow and working capital requirements, to mitigate financial risks by retaining a low gearing ratio.

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

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

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

Not applicable.

15 Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).

The Group has procured undertakings from all its directors and executive officers in the format as set out in Appendix 7.7 of the SGX Listing Manual.

**Part 2 - ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT
(This part is not applicable to Q1, Q2, Q3 or Half Year Results)****16 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****(a) Business segments**

31 December 2019	Property Investment RMB ('000)	Property Development RMB ('000)	Others RMB ('000)	Total RMB ('000)
Revenues	217,345	141,580	-	358,925
Segment result	45,180	(7,129)	(35,026)	3,025
Interest expense	(24,165)	(37,940)	(109,174)	(171,279)
Interest income	-	-	15,176	15,176
Sublet rental income	-	-	188	188
Advertisement income	1,324	-	-	1,324
Sundry incomes	9,973	-	646	10,619
Changes in fair value of investment properties	(371,690)	-	-	(371,690)
Changes in fair value of other investment	-	(138,201)	-	(138,201)
Impairment loss on other receivables	-	-	(24,223)	(24,223)
Loss on disposal of property, plant and equipment	-	-	(434)	(434)
Loss before tax	(339,378)	(183,270)	(152,847)	(675,495)
ASSETS				
Segment assets	4,180,841	2,547,673	966,721	7,695,235
Unallocated assets	-	-	27,529	27,529
Total assets	-	-	-	7,722,764
LIABILITIES				
Segment liabilities	2,171,296	681,940	1,213,421	4,066,657
Unallocated liabilities	-	-	652,383	652,383
Total liabilities	-	-	-	4,719,040
OTHER INFORMATION				
Capital expenditure	-	-	908	908
Depreciation	-	-	4,596	4,596

Business segments

31 December 2018	Property	Property	Others	Total
	Investment	Development		
	RMB ('000)	RMB ('000)	RMB ('000)	RMB ('000)
	Restated	Restated	Restated	Restated
Revenues	208,659	543,972	-	752,631
Segment result	44,643	80,970	(47,658)	77,955
Interest expense	(125,776)	(46,222)	(56,197)	(228,195)
Interest income	-	-	5,821	5,821
Government grant	-	5	-	5
Sublet rental income	-	-	365	365
Advertisement income	1,336	-	-	1,336
Sundry incomes	3,519	-	81	3,600
Disposal of land parcel/subsidiaries	-	227,933	-	227,933
Changes in fair value of investment properties	63,814	-	-	63,814
Changes in fair value of other investment	-	128,000	-	128,000
Impairment loss on other receivables	-	(312,640)	(13,320)	(325,960)
Provision of liabilities on legal cases	-	-	(164,021)	(164,021)
Other expenses	-	(6,612)	-	(6,612)
Loss on disposal of property, plant and equipment	-	-	(161)	(161)
Loss before tax	(12,464)	71,434	(275,090)	(216,120)
ASSETS				
Segment assets	4,557,905	3,766,410	861,894	9,186,209
Unallocated assets	-	-	55,058	55,058
Total assets	-	-	-	9,241,267
LIABILITIES				
Segment liabilities	2,255,700	1,746,581	665,463	4,667,744
Unallocated liabilities	-	-	799,496	799,496
Total liabilities	-	-	-	5,467,240
OTHER INFORMATION				
Capital expenditure	-	-	475	475
Depreciation	-	-	6,178	6,178

- (c) The Group derived all of its revenue from the PRC and its non-current assets (i.e. investment properties and property, plant and equipment) are mainly located in the PRC. Therefore, no geographical segment information is presented.

17 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.

18 Breakdown of sales as follows: -

	Group		
	Jan to Dec <u>2019</u> RMB ('000)	Jan to Dec <u>2018</u> RMB ('000) Restated	Increase/ (Decrease) %
(a) Sales reported for first half year	137,158	336,740	(59.3%)
(b) Operating loss after tax before deducting non-controlling interest reported for first half year	(329,652)	(76,568)	330.5%
(c) Sales reported for second half year	221,767	415,891	(46.7%)
(d) Operating loss after tax before deducting non-controlling interest reported for second half year	(196,272)	(174,760)	12.3%

19. **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows: -**
- (a) **Ordinary**
 - (b) **Preference**
 - (c) **Total**

Not applicable.

- 20 **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**

Pursuant to Rule 704(13) of the Listing Manual, the Company confirms that there is no person occupying a managerial position in the Company or in any of its principal subsidiaries who is a relative of a director, chief executive officer or substantial shareholder of the Company.

BY ORDER OF THE BOARD

Hu Bing

Group Chief Executive Officer and Executive Director

28 February 2020