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**WEIYE HOLDINGS LIMITED**  
**偉業控股有限公司\***

(Singapore Company Registration Number: 198402850E)  
(Incorporated in the Republic of Singapore with limited liability)  
**(Hong Kong Stock Code: 1570)**  
**(Singapore Stock Code: BMA)**

**ANNOUNCEMENT OF UNAUDITED RESULTS**  
**FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2016**

This overseas regulatory announcement is issued pursuant to Part XIVA of the Securities and Futures Ordinance and Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

This results announcement is made in accordance to Listing Manual of the Singapore Exchange Securities Trading Limited. This results announcement contains financial information based on Singapore Financial Reporting Standards and have not been reviewed by auditors. Shareholders and public investors should be cautious trading in shares of the operating company.

By order of the Board  
**WEIYE HOLDINGS LIMITED**  
**Zhang Wei**  
*Executive Chairman and Chief Executive Officer*

Hong Kong, 11 November 2016

*As at the date of this announcement, the executive directors of the Company are Zhang Wei and Chen Zhiyong; the non-executive director of the Company is Dong Xincheng and the independent non-executive directors of the Company are Ong Kian Guan, Oh Eng Bin and Siu Man Ho Simon.*

*\* For identification purposes only*

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

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

**CONSOLIDATED INCOME STATEMENT**

	GROUP			GROUP		
	3Q2016 RMB'000	3Q2015 RMB'000	% change +/-)	9M2016 RMB'000	9M2015 RMB'000	% change +/-)
<b>Revenue</b>						
- Development properties	179,780	209,554	-14%	543,653	656,846	-17%
- Housing construction	-	19,630	-100%	182	96,380	-100%
- Equipment manufacturing	16,674	19,204	-13%	63,475	49,612	28%
	<u>196,454</u>	<u>248,388</u>		<u>607,310</u>	<u>802,838</u>	
<b>Cost of sales</b>						
- Development properties	(124,138)	(156,898)	-21%	(365,268)	(496,487)	-26%
- Housing construction	(27)	(21,438)	-100%	(434)	(95,356)	-100%
- Equipment manufacturing	(9,436)	(11,015)	-14%	(38,210)	(30,960)	23%
	<u>(133,601)</u>	<u>(189,351)</u>		<u>(403,912)</u>	<u>(622,803)</u>	
<b>Gross profit</b>	<u>62,853</u>	<u>59,037</u>	6%	<u>203,398</u>	<u>180,035</u>	13%
Other income	2,293	1,110	107%	34,464	23,909	44%
Selling and distribution expenses	(11,373)	(8,044)	41%	(27,501)	(20,890)	32%
Administrative expenses	(27,390)	(25,072)	9%	(93,487)	(67,352)	39%
Other operating expenses	(422)	(1,784)	-76%	(1,883)	(4,616)	-59%
<b>Results from operations</b>	<u>25,961</u>	<u>25,247</u>		<u>114,991</u>	<u>111,086</u>	
Net finance income	9,153	5,880	56%	14,283	2,046	598%
Share of loss of investment in joint venture, net of tax	(2,929)	(460)	537%	(5,920)	(6,204)	-5%
<b>Profit before taxation</b>	<u>32,185</u>	<u>30,667</u>		<u>123,354</u>	<u>106,928</u>	
Taxation	(20,092)	(18,772)	7%	(68,602)	(51,478)	33%
<b>Profit for the period</b>	<u>12,093</u>	<u>11,895</u>		<u>54,752</u>	<u>55,450</u>	
<b>Profit attributable to:</b>						
Owners of the Company	9,970	12,522		37,996	47,178	
Non-controlling interests	2,123	(627)		16,756	8,272	
	<u>12,093</u>	<u>11,895</u>		<u>54,752</u>	<u>55,450</u>	

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	GROUP			GROUP		
	3Q2016	3Q2015	% change	9M2016	9M2015	% change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
<b>Profit for the period</b>	12,093	11,895		54,752	55,450	
<b>Other comprehensive income/(loss)</b>						
Foreign currency translation differences	469	163	188%	(5,602)	1,444	n.m
- foreign operations						
Net change in fair value of financial assets available-for-sale	-	-	-	-	28	-100%
Net change in fair value of financial assets available-for-sale reclassified to profit or loss	-	-	-	-	(563)	100%
<b>Total other comprehensive income/(loss) for the period, net of tax</b>	469	163		(5,602)	909	
<b>Total comprehensive income for the period</b>	12,562	12,058		49,150	56,359	
<b>Total comprehensive income attributable to:</b>						
Owners of the Company	10,439	12,685		32,394	48,087	
Non-controlling interests	2,123	(627)		16,756	8,272	
	12,562	12,058		49,150	56,359	

	GROUP			GROUP		
	3Q2016	3Q2015	% change	9M2016	9M2015	% change
	RMB'000	RMB'000	+ / (-)	RMB'000	RMB'000	+ / (-)
<b>Profit before taxation is stated after charging/(crediting):</b>						
Amortisation of intangible assets	440	43	923%	941	130	624%
Depreciation of property, plant and equipment	871	1,285	-32%	3,512	4,019	-13%
Interest income	(16,396)	(19,952)	-18%	(40,273)	(33,910)	19%
Finance costs	7,243	14,072	-49%	25,990	31,864	-18%
Gain on disposal of quoted equity investments	(1,484)	-	100%	(1,717)	-	100%
Loss on disposal of club membership	-	13	-100%	-	20	100%
Fair value loss on quoted investments	-	1,797	-100%	710	1,665	-57%
Loss/(Gain) on disposal of property, plant and equipment	73	-	100%	73	(400)	-100%
Net gain on disposal of financial asset available-for-sale reclassified from equity	-	-	-	-	(563)	-100%
Gain on disposal of assets classified as held for sale	-	-	-	-	(5,710)	-100%
Listing expenses	-	-	-	16,342	-	100%
Net change in fair value of investment properties and investment properties under development	-	-	-	-	(13,547)	-100%

Note:

n.m: Not meaningful

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

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>30-Sep-16</b>	<b>31-Dec-15</b>	<b>30-Sep-16</b>	<b>31-Dec-15</b>
	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>	<b>RMB'000</b>
<b>Non-current assets</b>				
Property, plant and equipment	44,516	43,850	10	14
Investments in subsidiaries	-	-	1,669,975	1,669,975
Investment in joint venture	126,656	132,576	-	-
Investment properties	331,000	331,000	-	-
Investment property - under development	85,000	55,000	-	-
Amount due from non-controlling interests (non-trade)	-	99,160	-	-
Amount due from a joint venture partner (non-trade)	114,428	105,440	-	-
Trade and other receivables	35,000	35,000	-	-
Intangible assets	3,264	2,725	-	-
Club memberships	425	400	425	400
Deferred tax assets	15,001	17,654	-	-
	755,290	822,805	1,670,410	1,670,389
<b>Current assets</b>				
Properties held for sale and development	1,425,580	1,082,606	-	-
Inventories	16,556	10,997	-	-
Trade and other receivables	2,405,277	2,128,182	-	61
Amount due from a joint venture partner (non-trade)	20,132	18,498	-	-
Amount due from joint venture (non-trade)	-	27,263	-	-
Amount due from subsidiaries (non-trade)	-	-	27,418	23,131
Prepaid tax	22,994	5,901	-	66
Cash and cash equivalents	1,371,622	883,610	2,986	10,406
Assets classified as held for sale	150,000	150,000	-	-
	5,412,161	4,307,057	30,404	33,664
<b>Current liabilities</b>				
Trade and other payables	710,512	795,755	884	2,167
Advance receipts from sale of properties	474,200	343,786	-	-
Amount due to joint venture (non-trade)	205,000	-	-	-
Amount due to subsidiaries (non-trade)	-	-	49,554	34,221
Loans and borrowings	982,719	755,292	-	-
Finance lease liabilities	112	110	-	-
Income tax payable	236,195	235,223	-	-
	2,608,738	2,130,166	50,438	36,388
<b>Net current assets/(liabilities)</b>	2,803,423	2,176,891	(20,034)	(2,724)
<b>Non-current liabilities</b>				
Finance lease liabilities	49	124	-	-
Loans and borrowings	1,966,960	1,499,391	-	-
Deferred tax liabilities	238,448	221,889	-	-
	2,205,457	1,721,404	-	-
<b>Net assets</b>	1,353,256	1,278,292	1,650,376	1,667,665
<b>Equity</b>				
Share capital	359,700	359,700	1,737,554	1,737,554
Reserves	838,531	780,323	(87,178)	(69,889)
<b>Equity attributable to owners of the Company</b>	1,198,231	1,140,023	1,650,376	1,667,665
Non-controlling interests	155,025	138,269	-	-
<b>Total equity</b>	1,353,256	1,278,292	1,650,376	1,667,665

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

**Aggregate amount of group's borrowings and debt securities.**

**Amount repayable in one year or less, or on demand**

<b>As at 30 September 2016</b>		<b>As at 31 December 2015</b>	
<b>Secured</b>	<b>Unsecured</b>	<b>Secured</b>	<b>Unsecured</b>
<b>RMB '000</b>	<b>RMB '000</b>	<b>RMB '000</b>	<b>RMB '000</b>
982,719	112	755,292	110

**Amount repayable after one year**

<b>As at 30 September 2016</b>		<b>As at 31 December 2015</b>	
<b>Secured</b>	<b>Unsecured</b>	<b>Secured</b>	<b>Unsecured</b>
<b>RMB '000</b>	<b>RMB '000</b>	<b>RMB '000</b>	<b>RMB '000</b>
1,966,960	49	1,499,391	124

**Details of any collateral**

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

- (i) Legal mortgage of the assets of subsidiaries and property development units;
- (ii) Legal mortgage of the property, plant and equipment;
- (iii) Corporate guarantee from the Company; and
- (iv) Guarantee from third party.

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

	GROUP		GROUP	
	3Q2016 RMB'000	3Q2015 RMB'000	9M2016 RMB'000	9M2015 RMB'000
<b>Cash flows from operating activities:</b>				
Profit before taxation	32,185	30,667	123,354	106,928
Adjustments for:				
Amortisation of intangible assets	440	43	941	130
Depreciation of property, plant and equipment	871	1,285	3,512	4,019
Interest income	(16,396)	(19,952)	(40,273)	(33,910)
Finance expense	7,243	14,072	25,990	31,864
Gain on disposal of quoted equity investments	(1,484)	-	(1,717)	-
Loss/(Gain) on disposal of property, plant and equipment	73	-	73	(400)
Loss on disposal of club membership	-	13	-	20
Gain on disposal of assets classified as held for sale	-	-	-	(5,710)
Net gain on disposal of financial asset available-for-sale reclassified from equity	-	-	-	(563)
Fair value loss on quoted equity investments	-	1,797	710	1,665
Share of loss of investment in joint venture, net of tax	2,928	460	5,920	6,204
Net change in fair value of investment properties and investment properties under development	-	-	-	(13,547)
Listing expenses	-	-	16,342	-
Effects of exchange rate changes	(2,213)	3,163	1,437	6,478
<b>Cash flows from operating activities before working capital changes</b>	<b>23,647</b>	<b>31,548</b>	<b>136,289</b>	<b>103,178</b>
(Increase)/Decrease in properties held for sale and development	(269,433)	(13,506)	(300,219)	116,241
(Increase)/Decrease in inventories	(3,802)	1,466	(5,559)	1,622
Decrease/(Increase) in trade and other receivables	181,126	(271,604)	(124,314)	(221,167)
Increase in trade and other payables	442,782	259,735	250,171	377,980
<b>Cash flows generated from/(used in) operations</b>	<b>374,320</b>	<b>7,639</b>	<b>(43,632)</b>	<b>377,854</b>
Income tax paid	(22,792)	(8,277)	(65,511)	(51,994)
<b>Net cash flows from/(used in) operating activities</b>	<b>351,528</b>	<b>(638)</b>	<b>(109,143)</b>	<b>325,860</b>
<b>Cash flows from investing activities:</b>				
Proceeds from disposal of assets classified as held for sale	-	-	-	23,775
Purchase of property, plant and equipment	(88)	(849)	(2,514)	(2,641)
Proceeds from disposal of property, plant and equipment	-	-	-	27
Interest received	5,439	15,471	19,429	18,881
Additions to intangible assets	(327)	(502)	(1,318)	(790)
Purchase of quoted equity investment	-	(320)	(27,273)	(5,194)
Subsequent construction costs on investment properties	(30,000)	-	(30,000)	-
Proceed from disposal of quoted equity investment	4,984	-	28,280	-
Proceeds from disposal of financial assets available-for-sale	-	-	-	7,071
Repayment from non-controlling interest	8,481	-	99,160	-
<b>Net cash flows (used in)/from investing activities</b>	<b>(11,511)</b>	<b>13,800</b>	<b>85,764</b>	<b>41,129</b>
<b>Cash flows from financing activities:</b>				
Decrease in amount due to directors (non-trade)	-	(34,685)	-	(40,000)
Decrease/(Increase) in restricted cash	198	4,288	130,914	(374,969)
Repayment of finance leases	(193)	(69)	(311)	(69)
Interest paid	(48,104)	(7,769)	(158,233)	(150,942)
Repayment of bank borrowings	(227,034)	(120,697)	(716,909)	(755,709)
Payment of listing expenses	-	-	(16,342)	-
Proceeds from bank borrowings	48,500	390,000	1,404,488	1,198,900
<b>Net cash flows (used in)/from financing activities</b>	<b>(226,633)</b>	<b>231,068</b>	<b>643,607</b>	<b>(122,789)</b>
Net increase in cash and cash equivalents	113,384	244,230	620,228	244,200
Cash and cash equivalents at the beginning of financial period	812,635	374,834	305,595	375,186
Effects of exchange rate changes on opening balances of cash and cash equivalents	1,456	(591)	1,652	(913)
<b>Cash and cash equivalents at the end of financial period</b>	<b>927,475</b>	<b>618,473</b>	<b>927,475</b>	<b>618,473</b>
<b>Additional information:</b>				
Cash and cash equivalents	1,371,622	1,211,486	1,371,622	1,211,486
Less: restricted cash	(444,147)	(593,013)	(444,147)	(593,013)
<b>Total cash and cash equivalents in cash flow statement</b>	<b>927,475</b>	<b>618,473</b>	<b>927,475</b>	<b>618,473</b>

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

GROUP	←-----Attributable to owners of the Company----->								Non-controlling interests RMB'000	Total equity RMB'000
	Share capital RMB'000	Merger reserve RMB'000	Capital reserves RMB'000	Foreign currency translation reserve RMB'000	Fair value reserve RMB'000	Statutory and other reserve RMB'000	Retained earnings RMB'000	Total RMB'000		
At 1 January 2016	359,700	(59,669)	(550)	(12,235)	-	80,627	772,150	1,140,023	138,269	1,278,292
<b>Total comprehensive income for the period</b>										
Profit for the period	-	-	-	-	-	-	8,479	8,479	31	8,510
<b>Other comprehensive loss</b>										
Foreign currency translation differences – foreign operations	-	-	-	(2,624)	-	-	-	(2,624)	-	(2,624)
<b>Total other comprehensive loss</b>	-	-	-	(2,624)	-	-	-	(2,624)	-	(2,624)
Total comprehensive income/(loss) for the period	-	-	-	(2,624)	-	-	8,479	5,855	31	5,886
<b>Contributions by and distributions to owners</b>										
Transfer to statutory reserves	-	-	-	-	-	3,327	(3,327)	-	-	-
<b>Total contributions by and distributions to owners</b>	-	-	-	-	-	3,327	(3,327)	-	-	-
<b>Changes in ownership interests in subsidiary</b>										
Issuance of share to non-controlling interest	-	-	-	-	-	25,814	-	25,814	-	25,814
<b>Total changes in ownership interests in subsidiary</b>	-	-	-	-	-	25,814	-	25,814	-	25,814
<b>Total transactions with owners</b>	-	-	-	-	-	29,141	(3,327)	25,814	-	25,814
At 31 March 2016	359,700	(59,669)	(550)	(14,859)	-	109,768	777,302	1,171,692	138,300	1,309,992
<b>Total comprehensive income/(loss) for the period</b>										
Profit for the period	-	-	-	-	-	-	19,547	19,547	14,602	34,149
<b>Other comprehensive income/(loss)</b>										
Foreign currency translation differences – foreign operations	-	-	-	(3,447)	-	-	-	(3,447)	-	(3,447)
<b>Total other comprehensive loss</b>	-	-	-	(3,447)	-	-	-	(3,447)	-	(3,447)
Total comprehensive income/(loss) for the period	-	-	-	(3,447)	-	-	19,547	16,100	14,602	30,702
<b>Contributions by and distributions to owners</b>										
Transfer to statutory reserves	-	-	-	-	-	3,545	(3,545)	-	-	-
<b>Total contributions by and distributions to owners</b>	-	-	-	-	-	3,545	(3,545)	-	-	-
<b>Total transactions with owners</b>	-	-	-	-	-	3,545	(3,545)	-	-	-
At 30 June 2016	359,700	(59,669)	(550)	(18,306)	-	113,313	793,304	1,187,792	152,902	1,340,694

<-----Attributable to owners of the Company----->

GROUP	Share capital RMB'000	Merger reserve RMB'000	Capital reserves RMB'000	Foreign currency translation reserve RMB'000	Fair value reserve RMB'000	Statutory and other reserve RMB'000	Retained earnings RMB'000	Total RMB'000	Non- controlling interests RMB'000	Total equity RMB'000
At 30 June 2016	359,700	(59,669)	(550)	(18,306)	-	113,313	793,304	1,187,792	152,902	1,340,694
<b>Total comprehensive income for the period</b>										
Profit for the period	-	-	-	-	-	-	9,970	9,970	2,123	12,093
<b>Other comprehensive income</b>										
Foreign currency translation differences – foreign operations	-	-	-	469	-	-	-	469	-	469
<b>Total other comprehensive income</b>	-	-	-	469	-	-	-	469	-	469
Total comprehensive income for the period	-	-	-	469	-	-	9,970	10,439	2,123	12,562
<b>Contributions by and distributions to owners</b>										
Transfer to statutory reserves	-	-	-	-	-	2,989	(2,989)	-	-	-
<b>Total contributions by and distributions to owners</b>	-	-	-	-	-	2,989	(2,989)	-	-	-
<b>Total transactions with owners</b>	-	-	-	-	-	2,989	(2,989)	-	-	-
At 30 September 2016	359,700	(59,669)	(550)	(17,837)	-	116,302	800,285	1,198,231	155,025	1,353,256



GROUP	-----Attributable to owners of the Company----->							Total RMB'000	Non- controlling interests RMB'000	Total equity RMB'000
	Share capital RMB'000	Merger reserve RMB'000	Capital reserves RMB'000	Foreign currency translation reserve RMB'000	Fair value reserve RMB'000	Statutory and other reserve RMB'000	Retained earnings RMB'000			
At 1 January 2015	359,700	(59,669)	(550)	(11,383)	535	64,814	693,845	1,047,292	125,795	1,173,087
<b>Total comprehensive income for the period</b>										
Profit for the period	-	-	-	-	-	-	5,571	5,571	6,032	11,603
<b>Other comprehensive income/(loss)</b>										
Foreign currency translation differences – foreign operations	-	-	-	4,282	-	-	-	4,282	-	4,282
Net change in fair value of financial assets available-for-sale	-	-	-	-	28	-	-	28	-	28
Net change in fair value of financial assets available-for-sale reclassified to profit or loss	-	-	-	-	(563)	-	-	(563)	-	(563)
<b>Total other comprehensive income/(loss)</b>	-	-	-	4,282	(535)	-	-	3,747	-	3,747
<b>Total comprehensive income/(loss) for the period</b>	-	-	-	4,282	(535)	-	5,571	9,318	6,032	15,350
<b>Contributions by and distributions to owners</b>										
Transfer to statutory reserves	-	-	-	-	-	3,243	(3,243)	-	-	-
<b>Total contributions by and distributions to owners</b>	-	-	-	-	-	3,243	(3,243)	-	-	-
At 31 March 2015	359,700	(59,669)	(550)	(7,101)	-	68,057	696,173	1,056,610	131,827	1,188,437
<b>Total comprehensive income/(loss) for the period</b>										
Profit for the period	-	-	-	-	-	-	29,085	29,085	2,867	31,952
<b>Other comprehensive loss</b>										
Foreign currency translation differences – foreign operations	-	-	-	(3,001)	-	-	-	(3,001)	-	(3,001)
<b>Total other comprehensive loss</b>	-	-	-	(3,001)	-	-	-	(3,001)	-	(3,001)
<b>Total comprehensive income/(loss) for the period</b>	-	-	-	(3,001)	-	-	29,085	26,084	2,867	28,951
<b>Contributions by and distributions to owners</b>										
Transfer to statutory reserves	-	-	-	-	-	5,545	(5,545)	-	-	-
<b>Total contributions by and distributions to owners</b>	-	-	-	-	-	5,545	(5,545)	-	-	-
At 30 June 2015	359,700	(59,669)	(550)	(10,102)	-	73,602	719,713	1,082,694	134,694	1,217,388

<-----Attributable to owners of the Company----->

GROUP	Share capital RMB'000	Merger reserve RMB'000	Capital reserves RMB'000	Foreign currency translation reserve RMB'000	Fair value adjustment reserve RMB'000	Statutory and other reserve RMB'000	Retained earnings RMB'000	Total RMB'000	Non- controlling interests RMB'000	Total equity RMB'000
At 30 June 2015	359,700	(59,669)	(550)	(10,102)	-	73,602	719,713	1,082,694	134,694	1,217,388
<b>Total comprehensive income/(loss) for the period</b>										
Profit for the period	-	-	-	-	-	-	12,522	12,522	(627)	11,895
<b>Other comprehensive income</b>										
Foreign currency translation differences – foreign operations	-	-	-	163	-	-	-	163	-	163
Total other comprehensive income	-	-	-	163	-	-	-	163	-	163
Total comprehensive income/(loss) for the period	-	-	-	163	-	-	12,522	12,685	(627)	12,058
<b>Contributions by and distributions to owners</b>										
Transfer to statutory reserves	-	-	-	-	-	4,129	(4,129)	-	-	-
<b>Total contributions by and distributions to owners</b>	-	-	-	-	-	4,129	(4,129)	-	-	-
At 30 September 2015	359,700	(59,669)	(550)	(9,939)	-	77,731	728,106	1,095,379	134,067	1,229,446

Company	<-----Attributable to owners of the Company----->					Total equity RMB'000
	Share capital RMB'000	Accumulated losses RMB'000	Foreign currency translation reserve RMB'000	Employee share option reserve RMB'000	Fair value reserves RMB'000	
<b>Balance as at 1 January 2016</b>	1,737,554	(77,733)	7,262	582	-	1,667,665
<b>Total comprehensive loss for the period</b>						
Loss for the period	-	(5,053)	-	-	-	(5,053)
Other comprehensive loss						
Foreign currency translation differences – foreign operations	-	-	(210)	-	-	(210)
Total other comprehensive loss	-	-	(210)	-	-	(210)
Total comprehensive loss	-	(5,053)	(210)	-	-	(5,263)
<b>Balance as at 31 March 2016</b>	1,737,554	(82,786)	7,052	582	-	1,662,402
<b>Total comprehensive loss for the period</b>						
Loss for the period	-	(9,804)	-	-	-	(9,804)
Other comprehensive loss						
Foreign currency translation differences – foreign operations	-	-	(46)	-	-	(46)
Total other comprehensive loss	-	-	(46)	-	-	(46)
Total comprehensive loss	-	(9,804)	(46)	-	-	(9,850)
<b>Balance as at 30 June 2016</b>	1,737,554	(92,590)	7,006	582	-	1,652,552
<b>Total comprehensive loss for the period</b>						
Loss for the period	-	(2,094)	-	-	-	(2,094)
Other comprehensive loss						
- Foreign currency translation loss	-	-	(82)	-	-	(82)
Total other comprehensive loss	-	-	(82)	-	-	(82)
Total comprehensive loss	-	(2,094)	(82)	-	-	(2,176)
<b>Balance as at 30 September 2016</b>	1,737,554	(94,684)	6,924	582	-	1,650,376

Company	<-----Attributable to owners of the Company----->					Total equity RMB'000
	Share capital RMB'000	Accumulated losses RMB'000	Foreign currency translation reserve RMB'000	Employee share option reserve RMB'000	Fair value reserves RMB'000	
<b>Balance as at 1 January 2015</b>	1,737,554	(80,028)	8,479	582	48	1,666,635
<b>Total comprehensive loss for the period</b>						
Loss for the period	-	(1,682)	-	-	-	(1,682)
Other comprehensive loss						
Foreign currency translation differences – foreign operations	-	-	(1,334)	-	-	(1,334)
Total other comprehensive loss	-	-	(1,334)	-	-	(1,334)
Total comprehensive loss	-	(1,682)	(1,334)	-	-	(3,016)
<b>Balance as at 31 March 2015</b>	1,737,554	(81,710)	7,145	582	48	1,663,619
<b>Total comprehensive income/(loss) for the period</b>						
Net profit for the period	-	17,865	-	-	-	17,865
Other comprehensive loss						
Foreign currency translation differences – foreign operations	-	-	(3,185)	-	-	(3,185)
Total other comprehensive loss	-	-	(3,185)	-	-	(3,185)
Total comprehensive income/(loss)	-	17,865	(3,185)	-	-	14,680
<b>Balance as at 30 June 2015</b>	1,737,554	(63,845)	3,960	582	48	1,678,299
<b>Total comprehensive income/(loss) for the period</b>						
Net loss for the period	-	(3,381)	-	-	-	(3,381)
Other comprehensive income						
- Foreign currency translation gain	-	-	1,318	-	-	1,318
Total other comprehensive income	-	-	1,318	-	-	1,318
Total comprehensive income/(loss)	-	(3,381)	1,318	-	-	(2,063)
<b>Balance as at 30 September 2015</b>	1,737,554	(67,226)	5,278	582	48	1,676,236

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

**Shares**

Issued and fully paid:

**As at 1 January and 30 September 2016**

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

**Share Options**

As at 30 September 2016, Company does not have any employee share option scheme.

- 1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

Total number of issued shares (in thousand)

Less: Treasury shares (in thousand)

Total number of issued shares excluding treasury shares (in thousand)

<b>GROUP</b>	
<b>30-Sep-16</b>	<b>31-Dec-15</b>
196,133	196,133
-	-
196,133	196,133

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

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

Not applicable.

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

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

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

Not applicable.

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

Except as disclosed in Note 5, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as those adopted for the audited annual financial statements for the year ended 31 December 2015.

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

The Group has adopted the new and revised Singapore Financial Reporting Standards (“SFRS”) that are mandatory for the financial year beginning on or after 1 January 2016, where applicable. The adoption of these standards did not result in substantial changes to the Group’s accounting policies, and there is no material impact on the accumulated profits of the Group as at 1 January 2016.

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

	GROUP		GROUP	
	3rd Quarter ended		9 Months ended	
	30-Sep-16	30-Sep-15 Restated	30-Sep-16	30-Sep-15 Restated
Profit attributable to owners of the Company (RMB'000)	9,970	12,522	37,996	47,178
Weighted average number of ordinary shares in issue (in thousands)	196,133	196,133	196,133	196,133
Earning per ordinary share:				
(i) Based on weighted average number of ordinary shares in issue (RMB cents)	5.08	6.38	19.37	24.05
(ii) On a fully diluted basis (RMB cents)	5.08	6.38	19.37	24.05

Restated\* - Earnings per ordinary share on existing issued share capital is computed based on the weighted average number of shares in issue of 196,133,152 (after share consolidation exercise on 8 December 2015).

Diluted earnings per ordinary share is calculated on the same basis as basic earnings per ordinary share as there were no potential dilutive ordinary shares as at 30 September 2016 and 30 September 2015, respectively.

7 **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current period reported on and (b) immediately preceding financial year**

Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer is as follows:-

	GROUP		COMPANY	
	30-Sep-16	31-Dec-15	30-Sep-16	31-Dec-15
Net assets attributable to owners of the Company (RMB'000)	1,198,231	1,140,023	1,650,376	1,667,665
Number of ordinary shares (in thousands)	196,133	196,133	196,133	196,133
Net asset value per ordinary share based on issued share capital of the issuer at the end of the financial year (RMB)	6.11	5.81	8.41	8.50

8 **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. The review must discuss any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors. It must also discuss any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on**

**A. Review of Results of Operations**

	GROUP			GROUP		
	3Q2016 RMB'000	3Q2015 RMB'000	% change +/(-)	9M2016 RMB'000	9M2015 RMB'000	% change +/(-)
<b><u>Property Development</u></b>						
Sales	179,780	209,554	-14%	543,653	656,846	-17%
Cost of sales	(124,138)	(156,898)	-21%	(365,268)	(496,487)	-26%
Gross profit	<u>55,642</u>	<u>52,656</u>		<u>178,385</u>	<u>160,359</u>	
Gross Profit Margin	31%	25%		33%	24%	
<b><u>Housing Construction</u></b>						
Sales	-	19,630	-100%	182	96,380	-100%
Cost of sales	(27)	(21,438)	-100%	(434)	(95,356)	-100%
Gross profit	<u>(27)</u>	<u>(1,808)</u>		<u>(252)</u>	<u>1,024</u>	
Gross Profit Margin	n.m	-9%		-138%	1%	
<b><u>Equipment Manufacturing</u></b>						
Sales	16,674	19,204	-13%	63,475	49,612	28%
Cost of sales	(9,436)	(11,015)	-14%	(38,210)	(30,960)	23%
Gross profit	<u>7,238</u>	<u>8,189</u>		<u>25,265</u>	<u>18,652</u>	
Gross Profit Margin	43%	43%		40%	38%	

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

### **Property development business**

3Q2016 property development sales decreased by 14% to approximately RMB179.8 million from the same period of last year. The lower sales in this quarter were mainly caused by lower total net saleable floor area (“NSFA”) handed over to customers of approximately 27,349.5 sqm (3Q2015: 36,585.4 sqm). 9M2016 property development sales was lower as compared to same period of last year due mainly to lower total NSFA handled over to customers during 1Q2016 and 3Q2016. Overall, total NSFA handled over to customers for 9M2016 was approximately 83,475.8 sqm (9M2015: 111,273.7 sqm).

Revenue from property development sales for 9M2016 was mainly from the following projects, namely Weiye Central Park Phase II, III & IV, Weiye Tiandao International and Weiye Oxygen Cube A Phase I & II, which contributed approximately RMB261.0 million, RMB193.5 million and RMB31.7 million, respectively.

The GP margin of property development business for 3Q2016 and 9M2016 was 6% and 9% higher than the same periods of last year, respectively, mainly due to sales of apartment units from Weiye Tiandao International which fetched higher gross profit margin in 2Q2016 & 3Q2016 and higher sales of car parking lots from Weiye Central Park Phase III & IV in 1Q2016, where the cost of construction of car park lots has been apportioned according to the total NSFA.

### **Housing construction business**

As part of the Henan local government’s urbanisation plan, the Group was contracted by the former to build resettlement houses. As of 31 December 2014, the construction of the resettlement houses phase I has been completed in accordance with the construction agreement. Revenue recognised for 9M2016 and 9M2015 was mainly from construction of additional ancillary facilities as requested by the local government.

The GP margin of housing construction business for 9M2016 was 138% lower than 9M2015 mainly due to certain construction ancillary costs incurred during the period under review that were not claimable from the Henan local government.

### **Equipment business**

The sales of equipment comprised mainly sales of clean room equipment, air purification, grilles, diffuser and marine damper products. Sales in 3Q2016 was 13% lower as compared to the same period of the last year mainly due to lower sales of clean room equipment product in the quarter under review. Sales in 9M2016 was 28% higher respectively as compared to the same period of last year mainly due to sales of air purification products.

The GP margin for manufacturing equipment business for 9M2016 was 2% higher respectively as compared with the same period of last year due mainly to sales of air purification products which fetched higher gross profit margin.

### **Other income**

Other income for 9M2016 comprised mainly a compensation received for which an intended joint development project was agreed by the Group to be withdrawn in 2Q2016 of approximately RMB30.6 million.



### **Selling and distribution expenses**

The higher selling and distribution expenses for 9M2016 was due mainly to more promotional activities for the upcoming project namely LongHuShangCheng and more agent commission paid for sales of development properties of Weiye Central Park Phase III & IV during the period under review.

### **Administrative expenses**

Administrative expenses for 9M2016 was higher as compared to the same period of last year mainly due to recognition of the remaining listing expenses in relation to the Company's dual primary listing on the Hong Kong Stock Exchange of approximately RMB16.3 million and higher travelling and office administrative expenses during the period under review.

### **Net finance income**

Net finance income for 3Q2016 was higher than 3Q2015 mainly due to higher capitalisation of interest expense in project developments as well as interest income recognised on a property development project investment deposit to be refunded as a result of the Group's termination of a collaboration agreement dated on 14 September 2015 with Shenzhen Huibang Investment Management Co., Ltd for the development of the land-use rights in Shenzhen city Longgang district Longdong community Yuansheng area ("Yuansheng Project") in 3Q2016. Net finance income was higher in 9M2016 mainly due to interest income arising from property development project investment deposits being refunded for the Group's withdrawal of an intended joint development project in 2Q2016 and the termination of the Yuansheng Project.

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

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

### **Taxation**

The increase in taxation for 9M2016 was mainly due to higher provision of corporate income tax of approximately RMB10.0 million as a result of higher net profit before tax during the period under review and higher provision of land appreciation tax of approximately RMB11.3 million as a result of reversal of prior years' overprovision of land appreciation tax in 1H2015. This was partially offset by lower deferred tax expense of approximately RMB3.9 million.

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

The increase in investment property under development was mainly due to subsequent construction costs incurred during the period under review.

Investment in joint venture refers to a joint venture between the Group and Zhengzhou Century CITIC Real Estate Co., Ltd whereby both the Group and Zhengzhou Century CITIC Real Estate Co., Ltd intend to develop the land held by Daimashi SHIYE Co Ltd ("Daimashi"). The decrease was mainly due to the recognition of losses incurred by the Group's share of Daimashi during the period under review. To date, the Daimashi project is still under construction and has yet to recognise any sales.

The decrease in amount due from non-controlling interests was mainly due to repayment received from non-controlling interests.

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

The increase in properties held for sale of approximately RMB343.0 million was mainly due to acquisition of land banks as announced on 13 September 2016 and the progressive construction works of property development projects in the period under review such as Weiye Xinxiang Central Park Phase V, partially offset by the sales of property development units in development projects, such as Weiye Xinxiang Central Park Phase II, III&IV, Weiye Tiandao International and Weiye Oxygen Cube A Phase I & II.

The increase in trade and other receivables of approximately RMB277.1 million was mainly due to an increase in pre-development costs of approximately RMB 345.8 million on a plot of land that the Group had on 3 March 2016 obtained from the local government in Zhengzhou City, PRC. These costs were incurred for the demolition of existing buildings within the vicinity and resettlement of the residents, and would be reclassified to properties held for sale upon the issuance of construction permit that was expected by second half of 2016. Besides, the prepayment made to local authority of approximately RMB21.6 million relating to resettlement transition fee of resettlement housing construction Phase II, a refundable deposit approximately RMB13.0 million made for the acquisition of Huizhou Dayawan Pengrun Fazhan Co., Ltd as announced on 17 October 2016 and increase in prepaid construction cost of approximately RMB82.0 million further caused the increase in trade and other receivables. This is partially offset by the payment received from construction of resettlement housing phase I of approximately RMB225.0 million.

The decrease in trade and other payables was mainly due to repayment to trade creditors upon the completion of various development projects.

The increase in advance receipts from sale of properties was mainly from Weiye Central Park Phase V, partially offset by the recognition of sales from Weiye Central Park Phase IV and Weiye Tiandao International during the period under review.

The amount due to joint venture represents cash advances from Daimashi Shiye Co., Ltd which is unsecured and non-interest bearing.

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

The increase in the deferred tax liabilities was mainly due to the provision of deferred tax liability relating to the withholding tax on undistributed profits of approximately RMB7.5 million and other temporary tax differences of approximately RMB9.1 million relating to provision of land appreciation tax.

### **Cash flow statement**

Cash flows from operating activities before changes in working capital amounted to approximately RMB136.3 million. Cash used in working capital amounted to approximately RMB179.9 million mainly due to increase in properties held for sales of approximately RM300.2 million and increase in trade and other receivables of approximately RMB124.3 million, partly offset by increase in trade and other payables of approximately RMB250.2 million. After changes in working capital and payment for income tax of approximately RMB65.5 million, net cash flow used in operating activities amounted to approximately RMB109.1 million.

Net cash from investing activities amounted to approximately RMB85.8 million mainly due to repayment from non-controlling interest of approximately RMB99.2 million and interest received of approximately RMB19.4 million, partly offset by subsequent construction costs on investment property under development of approximately RMB30.0 million.

Net cash from financing activities amounted to approximately RMB643.6 million mainly due to proceeds from bank borrowings of approximately RMB1.4 billion and decrease in restricted cash of approximately RMB130.9 million, partly offset by interest payment of approximately RMB158.2 million and repayment of bank borrowings of approximately RMB716.9 million.

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

Not applicable.

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

China recorded a 6.7% year-on-year (“y-o-y”) gross domestic product (“GDP”) growth in third quarter of year 2016. The economy achieved a real domestic disposable income growth of 6.3% y-o-y, with an increase in total investments in its property market by 5.8% y-o-y in the same period (excluding price factor the increase was 7.1%). Overall, despite various indices showing a slightly downward trend, China’s economic growth in the first three quarters of the year 2016 remains steady as a result of concerted effort from appropriate furtherance of economic structural change and proper development guidance from the Central government.

Henan province, being the Group’s primary market, recorded a GDP growth of 8.1% in the first three quarters of year 2016, being 0.1% higher than first half of year 2016. Its total real estate investment grew 23.6% y-o-y (excluding price factor the increase was 26.8%), in which investment in residential houses increased by 25.8%. Meanwhile, Hainan province, another region where the Group operates, recorded a GDP growth of 7.4% in the same period of 2016, with a total real estate investment growth of 3.4% y-o-y. The growth of the economies in both provinces had outperformed the national average, although the property sectors in Hainan province has slowed down currently, Henan Province has demonstrated faster growth in the same. Therefore, the Group remains cautiously optimistic of its property development business.

- 11 Dividend**

**(a) Current Financial Period Reported On**

Nil

**(b) Corresponding Period of the immediately Preceding Financial Year**

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

Nil

**(c) Date payable**

Not applicable

**(d) Book closure date**

Not applicable

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

No dividend has been declared or recommended.

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

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

**14 Negative confirmation pursuant to Rule 705(5)**

The directors of the Company confirm that to the best of their knowledge, nothing has come to their attention which may render the unaudited financial results for the 3rd quarter ended 30 September 2016 to be false or misleading in any material aspect.

**15 Confirmation that the issuer has procured undertakings from all its directors and executive officers**

The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

On Behalf of the Board of Directors

Zhang Wei  
Executive Chairman and Chief Executive Officer  
11 November 2016

Chen Zhiyong  
Executive Director  
11 November 2016