YIDA CHINA HOLDINGS LIMITED
億 達 中 國 控 股 有 限 公 司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3639)

ANNOUNCEMENT OF RESULTS FOR THE YEAR ENDED 31 DECEMBER 2014

FINANCIAL HIGHLIGHTS

- Recognised revenue amounted to RMB7,711.3 million, representing an increase of 20.5% as compared to 2013;
- Gross profit amounted to RMB2,430.6 million, and gross profit margin was 31.5%;
- Profit attributable to equity owners amounted to RMB896.9 million, representing an increase of 8.3% as compared to 2013; core profit attributable to equity owners amounted to RMB852.7 million, representing an increase of 64.2% as compared to 2013, and core profit margin was 11.1%;
- Basic earnings per share were RMB39.0 cents, while basic core earnings per share were RMB37.1 cents; and
- The Board recommends a final dividend of RMB13.2 cents per share.

FINANCIAL INFORMATION

The board of directors (the "**Board**") of Yida China Holdings Limited (the "**Company**") hereby announces the consolidated results of the Company and its subsidiaries (the "**Group**") for the year ended 31 December 2014 together with comparative figures for the corresponding period in 2013.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

Year ended 31 December 2014

	Notes	**2014** *RMB'000*	2013 *RMB'000*
REVENUE	*4*	**7,711,305**	6,399,179
Cost of sales		**(5,280,673)**	(4,293,662)
Gross profit		**2,430,632**	2,105,517
Other income and gains	*4*	**108,550**	256,177
Selling and marketing expenses		**(302,206)**	(304,413)
Administrative expenses		**(427,116)**	(449,562)
Other expenses		**(165,370)**	(64,314)
Fair value gains on investment properties		**58,864**	411,566
Finance costs	*6*	**(190,699)**	(260,464)
Share of profits and losses of:			
Joint ventures		**31,543**	1,540
Associates		**(52,563)**	(28,726)
PROFIT BEFORE TAX	*5*	**1,491,635**	1,667,321
Income tax expenses	*7*	**(594,791)**	(810,059)
PROFIT FOR THE YEAR		**896,844**	857,262
Attributable to:			
Owners of the parent		**896,887**	827,865
Non-controlling interests		**(43)**	29,397
		896,844	857,262
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT	*9*		
Basic (RMB per share)		**0.39**	0.48
Diluted (RMB per share)		**0.39**	0.48

Details of the dividends payable and proposed for the year are disclosed in note 8 to the financial information.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2014

	Notes	2014 RMB'000	2013 RMB'000
NON-CURRENT ASSETS			
Property, plant and equipment		**118,628**	120,746
Investment properties		**11,055,930**	10,796,582
Investments in joint ventures		**2,458,340**	2,395,679
Investments in associates		**697,185**	748,806
Prepayments for acquisition of land		**1,875,683**	1,135,060
Land held for development for sale		**840,255**	592,861
Other receivables		**38,000**	—
Intangible assets		**10,906**	9,006
Available-for-sale investments		**24,540**	24,540
Deferred tax assets		**159,543**	153,214
Total non-current assets		**17,279,010**	15,976,494
CURRENT ASSETS			
Inventories		**2,892**	13,642
Land held for development for sale		**269,551**	617,728
Properties under development		**8,253,644**	5,528,112
Completed properties held for sale		**2,050,867**	4,424,458
Prepayments for acquisition of land		**386,212**	733,685
Gross amount due from contract customers		**67,251**	129,606
Trade receivables	*10*	**384,629**	577,212
Prepayments, deposits and other receivables		**4,483,976**	4,840,356
Due from related parties	*11*	**—**	43
Prepaid corporate income tax		**70,719**	99,667
Prepaid land appreciation tax		**108,586**	194,458
Restricted cash		**2,059,043**	1,410,636
Cash and cash equivalents		**740,071**	2,116,401
Total current assets		**18,877,441**	20,686,004

	Notes	**2014**	2013
		RMB'000	*RMB'000*
CURRENT LIABILITIES			
Gross amount due to contract customers		**382,076**	557,676
Receipts in advance		**3,629,206**	5,125,930
Trade payables	*12*	**2,311,255**	2,545,986
Other payables and accruals		**1,793,659**	746,813
Derivative financial instruments		**138,697**	164,367
Interest-bearing bank and other borrowings	*13*	**5,342,262**	5,148,302
Due to related parties	*11*	**—**	3,817,171
Tax payable		**386,616**	223,628
Provision for land appreciation tax		**367,577**	406,471
Total current liabilities		**14,351,348**	18,736,344
NET CURRENT ASSETS		**4,526,093**	1,949,660
TOTAL ASSETS LESS CURRENT LIABILITIES		**21,805,103**	17,926,154
NON-CURRENT LIABILITIES			
Derivative financial instruments		**245,480**	92,235
Interest-bearing bank and other borrowings	*13*	**10,909,511**	8,278,361
Other payables		**122,570**	1,021,493
Deferred tax liabilities		**1,548,466**	1,543,064
Total non-current liabilities		**12,826,027**	10,935,153
Net assets		**8,979,076**	6,991,001
EQUITY			
Equity attributable to owners of the parent			
Issued capital	*14*	**159,418**	61
Reserves		**8,477,175**	6,989,514
Proposed dividend	*8*	**341,084**	—
		8,977,677	6,989,575
Non-controlling interests		**1,399**	1,426
Total equity		**8,979,076**	6,991,001

1. CORPORATE INFORMATION

Yida China Holdings Limited (the "**Company**") was incorporated in the Cayman Islands on 26 November 2007 as an exempted company with limited liability under the Companies Law, Cap 22 of the Cayman Islands. The registered office of the Company is located at Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

Pursuant to special resolutions dated 17 July 2013 and 11 February 2014, the name of the Company was changed from Yida Property Limited to Yida Group (China) Limited, and further changed to Yida China Holdings Limited.

The shares of the Company were listed on the main board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 27 June 2014.

The Company is an investment holding company. During the year, the Company and its subsidiaries (collectively referred to as the "**Group**") were principally involved in property development, property investment, property management, construction, decoration and landscaping in Dalian, Wuhan, Shenyang, Beijing and Chengdu, the People's Republic of China (the "**PRC**" or "**Mainland China**").

In the opinion of the directors of the Company (the "**Directors**"), Mr. Sun Yinhuan (a director of the Company) and Right Won Management Limited ("**Right Won**") are considered as the controlling shareholders of the Company (the "**Controlling Shareholder(s)**"), and the holding company and the ultimate holding company of the Company is Right Won, which is incorporated in the British Virgin Islands.

2.1 BASIS OF PRESENTATION

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("**HKFRSs**") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("**HKASs**") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. The financial statements have been prepared under the historical cost convention, except for investment properties and derivative financial instruments which have been measured at fair value. These financial statements are presented in Renminbi ("**RMB**") and all values are rounded to the nearest thousand except when otherwise indicated.

To rationalise the corporate structure in preparation for the listing of the Company's shares on the Stock Exchange, the Company underwent a group reorganisation (the "**Reorganisation**") in 2013, further details of which are set out in the Company's prospectus dated 17 June 2014. Pursuant to the Reorganisation, the Company became the holding company of the companies then comprising the Group on 23 November 2013. Since the Company and the companies then comprising the Group were under the common control of the Controlling Shareholders before and after the Reorganisation, the Reorganisation was accounted for using the principles of merger accounting.

The consolidated statement of profit or loss, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows of the Group for the year ended 31 December 2013 include the results and cash flows of all companies then comprising the Group from the earliest date presented or since the date when the subsidiaries and/or businesses first came under the common control of the Controlling Shareholders, where this is a shorter period. The consolidated statement of financial position of the Group as at 31 December 2013 has been prepared to present the assets and liabilities of the Group using the existing book values from the Controlling Shareholders' perspective. No adjustments are made to reflect fair values, or recognise any new assets or liabilities as a result of the Reorganisation. Equity interests in subsidiaries and/or businesses held by parties other than the Controlling Shareholders prior to the Reorganisation are presented as non-controlling interests in equity in applying the principles of merger accounting.

In the opinion of the Directors, the consolidated financial statements prepared on the above basis present more fairly the results and the state of affairs of the Group as a whole.

Pursuant to the Reorganisation, certain subsidiaries which are principally engaged in property development (holding only limited unsold flats of their projects and becoming dormant after all the flats are sold), investment holding and information technology consulting services (the "**Disposal Businesses**"), were disposed of to the companies controlled by the non-controlling shareholders of certain subsidiaries. In addition, the Group disposed of certain other assets (the "**Disposal Assets**") to a company controlled by the Controlling Shareholder, to the companies controlled by the non-controlling shareholders of certain subsidiaries and to an independent third party. The Group completed the disposal of the Disposal Businesses and the Disposal Assets in 2013.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following revised standards and new interpretation for the first time for the current year's financial statements.

Amendments to HKFRS 10, HKFRS 12 and HKAS 27 (2011)	*Investment Entities*
Amendments to HKAS 32	*Offsetting Financial Assets and Financial Liabilities*
Amendments to HKAS 36	*Recoverable Amount Disclosures for Non-Financial Assets*
Amendments to HKAS 39	*Novation of Derivatives and Continuation of Hedge Accounting*
HK(IFRIC)-Int 21	*Levies*
Amendment to HKFRS 13 included in *Annual Improvements 2010-2012 Cycle*	*Short-term Receivables and Payables*
Amendment to HKFRS 1 included in *Annual Improvements 2011-2013 Cycle*	*Meaning of Effective HKFRSs*
Amendments to HKFRS 2 included in *Annual Improvements 2010-2012 Cycle*	*Definition of Vesting Condition*[1]
Amendments to HKFRS 3 included in *Annual Improvements 2010-2012 Cycle*	*Accounting for Contingent Consideration in a Business Combination*[1]

[1] Effective from 1 July 2014

Except for the amendment to HKFRS 1 which is only relevant to an entity's first HKFRS financial statements, the nature and the impact of each amendment and interpretation is described below.

(a) Amendments to HKFRS 10 include a definition of an investment entity and provide an exception to the consolidation requirement for entities that meet the definition of an investment entity. Investment entities are required to account for subsidiaries at fair value through profit or loss rather than consolidate them. Consequential amendments were made to HKFRS 12 and HKAS 27 (2011). The amendments to HKFRS 12 also set out the disclosure requirements for investment entities. The amendments have had no impact on the Group as the Company does not qualify as an investment entity as defined in HKFRS 10.

(b) The HKAS 32 Amendments clarify the meaning of "currently has a legally enforceable right to set off" for offsetting financial assets and financial liabilities. The amendments also clarify the application of the offsetting criteria in HKAS 32 to settlement systems (such as central clearing house systems) which apply gross settlement mechanisms that are not simultaneous. The amendments have had no impact on the Group as the Group does not have any offsetting arrangement.

(c) The HKAS 39 Amendments provide an exception to the requirement of discontinuing hedge accounting in situations where over-the-counter derivatives designated in hedging relationships are directly or indirectly, novated to a central counterparty as a consequence of laws or regulations, or the introduction of laws or regulations. For continuance of hedge accounting under this exception, all of the following criteria must be met: (i) the novations must arise as a consequence of laws or regulations, or the introduction of laws or regulations; (ii) the parties to the hedging instrument agree that one or more clearing counterparties replace their original counterparty to become the new counterparty to each of the parties; and (iii) the novations do not result in changes to the terms of the original derivative other than changes directly attributable to the change in counterparty to achieve clearing. The amendments have had no impact on the Group as the Group has not novated any derivatives during the current and prior years.

(d) HK(IFRIC)-Int 21 clarifies that an entity recognises a liability for a levy when the activity that triggers payment, as identified by the relevant legislation, occurs. The interpretation also clarifies that a levy liability is accrued progressively only if the activity that triggers payment occurs over a period of time, in accordance with the relevant legislation. For a levy that is triggered upon reaching a minimum threshold, the interpretation clarifies that no liability should be recognised before the specified minimum threshold is reached. The interpretation has had no impact on the Group as the Group applied, in prior years, the recognition principles under HKAS 37 Provisions, Contingent Liabilities and Contingent Assets which for the levies incurred by the Group are consistent with the requirements of HK(IFRIC)-Int 21.

(e) The HKFRS 13 Amendment clarifies that short-term receivables and payables with no stated interest rates can be measured at invoice amounts when the effect of discounting is immaterial. The amendment has had no impact on the Group.

(f) The HKFRS 2 Amendment clarifies various issues relating to the definitions of performance and service conditions which are vesting conditions, including (i) a performance condition must contain a service condition; (ii) a performance target must be met while the counterparty is rendering service; (iii) a performance target may relate to the operations or activities of an entity, or to those of another entity in the same group; (iv) a performance condition may be a market or non-market condition; and (v) if the counterparty, regardless of the reason, ceases to provide service during the vesting period, the service condition is not satisfied. The amendment has had no impact on the Group.

(g) The HKFRS 3 Amendment clarifies that contingent consideration arrangements arising from a business combination that are not classified as equity should be subsequently measured at fair value through profit or loss whether or not they fall within the scope of HKFRS 9 or HKAS 39. The amendment has had no impact on the Group.

2.3 NEW AND REVISED HKFRSS AND NEW DISCLOSURE REQUIREMENTS UNDER THE HONG KONG COMPANIES ORDINANCE NOT YET ADOPTED

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements.

Amendments to HKAS 1	*Disclosure Initiative*[2]
HKFRS 9	*Financial Instruments*[4]
Amendments to HKFRS 10 and HKAS 28 (2011)	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[2]
Amendments to HKFRS 10, HKFRS 12 and HKAS 28 (2011)	*Investment Entities: Applying the Consolidation Exception*[2]
Amendments to HKFRS 11	*Accounting for Acquisitions of Interests in Joint Operations*[2]
HKFRS 14	*Regulatory Deferral Accounts*[5]
HKFRS 15	*Revenue from Contracts with Customers*[3]
Amendments to HKAS 16 and HKAS 38	*Clarification of Acceptable Methods of Depreciation and Amortisation*[2]
Amendments to HKAS 19	*Defined Benefit Plans: Employee Contributions*[1]
Amendments to HKAS 27 (2011)	*Equity Method in Separate Financial Statements*[2]
Annual Improvements 2010-2012 Cycle	*Amendments to a number of HKFRSs*[1]
Annual Improvements 2011-2013 Cycle	*Amendments to a number of HKFRSs*[1]
Annual Improvements 2012-2014 Cycle	*Amendments to a number of HKFRSs*[2]

1 Effective for annual periods beginning on or after 1 July 2014
2 Effective for annual periods beginning on or after 1 January 2016
3 Effective for annual periods beginning on or after 1 January 2017
4 Effective for annual periods beginning on or after 1 January 2018
5 Effective for an entity that first adopts HKFRSs for its annual financial statements beginning on or after 1 January 2016 and therefore is not applicable to the Group

Management is in the process of making an assessment of their impact and is not yet in a position to state whether any substantial changes to the Group's significant accounting policies and presentation of the financial information will be resulted.

3. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has six reportable operating segments as follows:

(a) the property development segment engages in the development and sale of properties;

(b) the property investment segment invests in properties for their rental income potential and/or for capital appreciation;

(c) the business park operation and management segment engages in the provision of operation and management services to the business park projects owned by the local governments or other real estate developers;

(d) the construction, decoration and landscaping segment engages in property construction, the provision of interior decoration to property buyers and landscaping services to property projects;

(e) the property management segment engages in the provision of management services to properties; and

(f) the others segment comprises corporate income and expense items.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit/(loss) before tax. The adjusted profit/(loss) before tax is measured consistently with the Group's profit/(loss) before tax except that interest income and finance costs are excluded from such measurement.

Segment assets exclude deferred tax assets, prepaid corporate income tax, prepaid land appreciation tax, amounts due from related parties, restricted cash and cash and cash equivalents as these assets are managed on a group basis.

Segment liabilities exclude derivative financial liabilities, interest-bearing bank and other borrowings, amounts due to related parties, tax payable, provision for land appreciation tax and deferred tax liabilities as these liabilities are managed on a group basis.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the then prevailing market prices.

During the year, no revenue from transactions with a single external customer amounted to 10% or more of the Group's total revenue.

Year ended 31 December 2014

	Property development *RMB'000*	Property investment *RMB'000*	Business park operation and management *RMB'000*	Construction, decoration and landscaping *RMB'000*	Property management *RMB'000*	Others *RMB'000*	Total *RMB'000*
Segment revenue:							
Sales to external customers	7,007,324	308,581	4,662	185,850	204,888	—	7,711,305
Segment results:	1,569,086	227,400	3,636	2,146	8,839	(17,542)	1,793,565
Reconciliation:							
Interest income							15,675
Dividend income and unallocated gains							669
Corporate and other unallocated expenses							(127,575)
Finance costs							(190,699)
Profit before tax							1,491,635
Income tax expenses							(594,791)
Profit for the year							896,844
Segment assets:	32,507,692	12,338,856	—	7,700,030	354,232	2,530,203	55,431,013
Reconciliation:							
Elimination of intersegment receivables							(22,412,523)
Corporate and other unallocated assets							3,137,961
Total assets							36,156,451
Segment liabilities:	21,823,367	2,137,458	—	2,931,461	68,457	3,690,545	30,651,288
Reconciliation:							
Elimination of intersegment payables							(22,412,523)
Corporate and other unallocated liabilities							18,938,610
Total liabilities							27,177,375
Other segment information:							
Depreciation and amortisation	20,453	1,705	—	812	407	502	23,879
Capital expenditure*	21,140	138,766	—	7,060	566	2,102	169,634
Fair value gains on investment properties	—	58,864	—	—	—	—	58,864
Share of profits and losses of joint ventures	7,090	18,550	—	5,903	—	—	31,543
Share of losses of associates	(52,563)	—	—	—	—	—	(52,563)
Investments in joint ventures	1,754,875	667,984	—	35,481	—	—	2,458,340
Investments in associates	697,185	—	—	—	—	—	697,185

* *Capital expenditure consists of additions to property, plant and equipment, additions to investment properties and additions to intangible assets.*

Year ended 31 December 2013

	Property development RMB'000	Property investment RMB'000	Business park operation and management RMB'000	Construction, decoration and landscpaing RMB'000	Property management RMB'000	Others RMB'000	Total RMB'000
Segment revenue:							
Sales to external customers	5,385,317	293,147	4,660	579,449	136,606	—	6,399,179
Segment results:	1,409,192	556,378	3,625	23,798	3,005	(30,317)	1,965,681
Reconciliation:							
Interest income							13,787
Dividend income and unallocated gains							59,800
Corporate and other unallocated expenses							(111,483)
Finance costs							(260,464)
Profit before tax							1,667,321
Income tax expenses							(810,059)
Profit for the year							857,262
Segment assets:	33,437,041	12,181,457	—	6,707,574	37,734	2,233,665	54,597,471
Reconciliation:							
Elimination of intersegment receivables							(21,909,392)
Corporate and other unallocated assets							3,974,419
Total assets							36,662,498
Segment liabilities:	24,145,279	2,169,745	—	2,021,618	83,996	3,486,652	31,907,290
Reconciliation:							
Elimination of intersegment payables							(21,909,392)
Corporate and other unallocated liabilities							19,673,599
Total liabilities							29,671,497
Other segment information:							
Depreciation and amortisation	19,135	2,140	—	1,903	455	—	23,633
Capital expenditure*	8,931	293,481	—	18,662	1,668	—	322,742
Fair value gains on investment properties	—	411,566	—	—	—	—	411,566
Share of profits and losses of joint ventures	51,788	(50,285)	—	37	—	—	1,540
Share of profits of associates	(28,726)	—	—	—	—	—	(28,726)
Investments in joint ventures	1,741,166	649,435	—	5,078	—	—	2,395,679
Investments in associates	748,806	—	—	—	—	—	748,806

* *Capital expenditure consists of additions to property, plant and equipment, additions to investment properties and additions to intangible assets.*

4. REVENUE, OTHER INCOME AND GAINS

Revenue, which is also the Group's turnover, represents the gross proceeds, net of business tax, from the sale of properties; gross rental income, net of business tax, received and receivable from investment properties; property management income, net of business tax, received and receivable; an appropriate proportion of contract revenue from construction, decoration and landscaping; and business park operation and management service income, net of business tax, received and receivable from the provision of operation and management services to the business park projects during the year.

An analysis of the Group's revenue, other income and gains is as follows:

	Notes	2014 RMB'000	2013 RMB'000
Revenue			
Sale of properties		**7,007,324**	5,385,317
Rental income		**308,581**	293,147
Business park operation and management service income		**4,662**	4,660
Construction, decoration and landscaping income		**185,850**	579,449
Property management income		**204,888**	136,606
		7,711,305	6,399,179
Other income and gains			
Bank interest income		**15,675**	13,787
Dividend income		**669**	836
Government subsidies	*(a)*	**—**	76,270
Gain on derecognition of a property		**57,800**	—
Gain on disposal of the Disposal Businesses and the Disposal Assets		**—**	58,964
Compensation income	*(b)*	**—**	84,667
Others		**34,406**	21,653
		108,550	256,177

Notes:

(a) Government subsidies have been received by the Group from government authorities in Mainland China in respect of the development costs related to the property development. The government subsidies have been recognised in the consolidated statement of profit or loss to match the related expenses that they are intended to compensate or over the expected useful lives of the relevant assets by equal annual instalments. There are no unfulfilled conditions or contingencies relating to these subsidies. Government subsidies received for which related expenditure has not yet been undertaken are included in other payables in the consolidated statement of financial position.

(b) The amount represented the compensation from the local government bureau in relation to the delay in handover of a land parcel to the Group.

5. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

	2014	2013
	RMB'000	*RMB'000*
Cost of properties sold	**4,827,902**	3,562,037
Cost of services provided	**347,854**	632,147
Depreciation	**22,894**	23,068
Amortisation of intangible assets*	**985**	565
Gain on disposal of the Disposal Businesses and the Disposal Assets[@]	**—**	(58,964)
Gain on derecognition of a property	**(57,800)**	—
Loss on disposal of items of property, plant and equipment	**7,375**	663
Write-off of items of property, plant and equipment	**—**	800
Fair value loss on derivative financial instruments**	**127,575**	30,483
Auditors' remuneration	**3,040**	4,849
Minimum lease payments under operating leases for land and buildings	**6,002**	1,075
Employee benefits expense (including directors' and chief executive's remuneration):		
Wages and salaries	**232,998**	133,766
Share-based payment expense	**—**	81,000
Pension scheme contributions	**48,711**	24,122
	281,709	238,888
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	**104,917**	99,478

* The amortisation of intangible assets for the year is included in "Administrative expenses" in the consolidated statement of profit or loss.

** The fair value loss on derivative financial instruments for the year is included in "Other expenses" in the consolidated statement of profit or loss.

@ The gain on disposal of the Disposal Businesses and the Disposal Assets for the prior year is included in "Other income and gains" in the consolidated statement of profit or loss.

6. FINANCE COSTS

An analysis of finance costs is as follows:

	Group	
	2014	2013
	RMB'000	*RMB'000*
Interest on bank loans wholly repayable within five years	**1,088,391**	878,714
Interest on bank loans wholly repayable beyond five years	**155,801**	52,650
Interest on other loans	**293,479**	506,966
Total interest expense on financial liabilities not at fair value through profit or loss	**1,537,671**	1,438,330
Less: Interest capitalised	**(1,346,972)**	(1,177,866)
	190,699	260,464

7. INCOME TAX EXPENSES

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the year (2013: Nil). The income tax for the subsidiaries operating in Mainland China is calculated at the applicable tax rates on the taxable profits for the year.

An analysis of the income tax charges for the year is as follows:

	2014	2013
	RMB'000	*RMB'000*
Group:		
Current:		
PRC corporate income tax	**429,590**	320,622
PRC land appreciation tax		
Charge for the year	**270,895**	464,627
Overprovision in prior years*	**(104,767)**	—
	595,718	785,249
Deferred:		
Current year	**(27,119)**	24,810
Reversal of deferred tax assets on LAT overprovided in prior years	**26,192**	—
	(927)	24,810
Total tax charge for the year	**594,791**	810,059

* During the year, the Group filed and agreed with the local tax bureau in the PRC the computation for the LAT of certain property development projects that had been completed and sold in previous years. As a result of the local tax bureau's assessments, the Group has reversed and recognised an overprovision of LAT on the relevant property development projects of RMB104,767,000 (2013: Nil) to the consolidated statement of profit or loss for the year.

8. DIVIDEND

	2014	2013
	RMB'000	*RMB'000*
Proposed final — RMB13.2 cents (2013: Nil) per ordinary share	**341,084**	—

The proposed final dividend for the year is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

During the prior year, the Company's subsidiaries paid dividends of RMB757,243,000 to their then shareholders.

9. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic earnings per share amounts is based on the profit for the year attributable to the ordinary equity holders of the parent of RMB896,887,000 (2013: RMB827,865,000), and the weighted average number of ordinary shares of 2,300,501,753 (2013: 1,719,726,027) in issue during the year, on the assumption that the group reorganisation and the capitalisation issue in connection with the listing of the Company had been completed on 1 January 2013.

The weighted average number of ordinary shares used to calculate the basic earnings per share amount for the year ended 31 December 2014 included 1,000,000 issued ordinary shares of the Company upon completion of the group reorganisation and 1,999,000,000 ordinary shares of the Company issued by capitalisation issue, on the assumption that these shares had been in issue throughout the year ended 31 December 2014, and the weighted average number of 298,739,726 ordinary shares of the Company and 1,762,027 ordinary shares of the Company issued upon the completion of the listing of the Company and the partial exercise of the over-allotment option by the joint global coordinators of the Company's initial public offering, respectively, as further detailed in note 14 to the financial information.

The weighted average number of ordinary shares used to calculate the basic earnings per share amount for the year ended 31 December 2013 included 1,611,400,000 ordinary shares of the Company held by Right Won and 78,600,000 ordinary shares of the Company held by Keen Everlasting Harmony Limited ("**Keen Everlasting Harmony**"), after subdivision and capitalisation issue, on the assumption that these shares had been in issue throughout the year ended 31 December 2013, and the weighted average number of 29,726,027 ordinary shares of the Company (after sub-division and capitalisation issue) held by companies owned by certain employees of the Group as further detailed in note 14 to the financial information.

No adjustment has been made to the basic earnings per share amounts presented for the years ended 31 December 2014 and 2013 as the Group had no potentially diluted ordinary shares in issue during those years.

10. TRADE RECEIVABLES

	Group	
	2014	2013
	RMB'000	*RMB'000*
Trade receivables	**384,629**	577,212

Trade receivables represent receivables for contract works. The payment terms of contract works receivables are stipulated in the relevant contracts. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

An aged analysis of the trade receivables as at the end of the reporting period, based on the invoice date, is as follows:

	Group	
	2014	2013
	RMB'000	RMB'000
Neither past due nor impaired:		
Within 1 year	**196,990**	391,784
1 to 2 years	**115,943**	184,414
Over 2 years	**18,794**	1,014
Past due but not impaired:		
1 to 2 years	**52,902**	—
	384,629	577,212

Receivables that were neither past due nor impaired relate to a large number of diversified customers for whom there was no recent history of default.

As at 31 December 2014, included in the Group's trade receivables are amounts due from a related company controlled by Yida Group Co., Ltd. ("**Yida Group**") (a company controlled by the Controlling Shareholder) of RMB20,081,000 (2013: RMB11,789,000), which are repayable on similar credit terms to those offered to the major customers of the Group.

As at 31 December 2014, included in the Group's trade receivables are amounts due from the Group's joint ventures of RMB158,295,000 (2013: RMB107,713,000), which are repayable on similar credit terms to those offered to the major customers of the Group.

As at 31 December 2014, included in the Group's trade receivables are amounts due from the Group's associates of RMB74,341,000 (2013: RMB349,571,000), which are repayable on similar credit terms to those offered to the major customers of the Group.

11. DUE FROM/TO RELATED PARTIES

The amounts due from and due to related parties were related to the amounts due from and due to companies controlled by the Controlling Shareholder. The balances are non-trade in nature, unsecured, interest-free and repayable on demand, except that the balances due to related parties as at 31 December 2013 in the amount of RMB3,052,227,000 bore interest at 4.8% to 9.8% per annum. All the amounts due from and due to related parties were fully settled or repaid before the listing of the Company in June 2014.

12. TRADE PAYABLES

An aged analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	Group	
	2014	2013
	RMB'000	*RMB'000*
Due within 1 year or on demand	**1,289,887**	1,132,730
Due within 1 to 2 years	**1,021,368**	1,413,256
	2,311,255	2,545,986

The trade payables are non-interest-bearing and unsecured.

As at 31 December 2014, included in the Group's trade payables are amounts due to Panasonic Yida Decoration Co., Ltd. ("**Panasonic Yida**"), of RMB76,405,000 (2013: RMB92,492,000), which are unsecured, interest-free and repayable within 1 to 2 years. Panasonic Yida is a joint venture of the Group after the completion of the acquisition of 49% equity interest in Panasonic Yida by the Group from Yida Group in January 2014. Prior to the acquisition, Panasonic Yida is a joint venture held by Yida Group.

13. INTEREST-BEARING BANK AND OTHER BORROWINGS

Group

	2014			2013		
	Effective interest rate (%)	**Maturity**	**RMB'000**	Effective interest rate (%)	Maturity	RMB'000
Current						
Bank loans — secured	**6.09-10.50**	**2015**	**4,261,214**	6.50-13.50	2014	2,674,002
Bank loans — unsecured	**6.00-7.29**	**2015**	**306,000**	7.10-8.70	2014	585,000
Other loans — secured	**6.40-11.50**	**2015**	**775,048**	6.40-15.00	2014	1,889,300
			5,342,262			5,148,302
Non-current						
Bank loans — secured	**6.15-14.00**	**2016-2022**	**7,109,911**	6.77-9.83	2015-2022	5,957,045
Bank loans — unsecured	**6.15**	**2017**	**100,000**			—
Other loans — secured	**6.40-12.00**	**2016-2022**	**2,499,600**	6.40-15.00	2015-2022	1,121,316
Other loans — unsecured	**11.80**	**2017**	**1,200,000**	9.00-11.80	2015-2017	1,200,000
			10,909,511			8,278,361
			16,251,773			13,426,663

	2014	2013
	RMB'000	*RMB'000*
Analysed into:		
Bank loans repayable:		
Within one year or on demand	**4,567,214**	3,259,002
In the second year	**3,524,186**	2,704,508
In the third to fifth years, inclusive	**2,503,975**	2,575,622
Beyond five years	**1,181,750**	676,915
	11,777,125	9,216,047
Other loans repayable:		
Within one year or on demand	**775,048**	1,889,300
In the second year	**1,719,600**	1,721,316
In the third to fifth years, inclusive	**1,960,000**	560,000
Beyond five years	**20,000**	40,000
	4,474,648	4,210,616
	16,251,773	13,426,663

(a) Certain of the Group's bank and other loans are secured or guaranteed by:

(i) mortgages over the Group's properties under development with aggregate carrying values at 31 December 2014 of approximately RMB5,828,943,000 (2013: RMB5,032,137,000);

(ii) pledges of the Group's investment properties with an aggregate carrying value at 31 December 2014 of approximately RMB9,205,808,000 (2013: RMB5,833,287,000);

(iii) pledges of the Group's land held for development for sale with an aggregate carrying value at 31 December 2014 of approximately RMB840,255,000 (2013: RMB577,779,000);

(iv) pledges of the Group's completed properties held for sale with an aggregate carrying value at 31 December 2014 of approximately RMB522,582,000 (2013: RMB209,453,000);

(v) pledge of a building of the Group with a carrying value at 31 December 2014 of approximately RMB66,960,000 (2013: RMB66,083,000);

(vi) pledge of the Group's prepayment for acquisition of land with a carrying value at 31 December 2014 of approximately RMB249,656,000 (2013: Nil);

(vii) corporate guarantees executed by certain subsidiaries of the Group to the extent of RMB10,595,103,000 as at 31 December 2014 (2013: RMB6,964,600,000);

(viii) corporate guarantees executed by companies controlled by the Controlling Shareholders to the extent of nil as at 31 December 2014 (2013: RMB5,970,622,000);

(ix) personal guarantees executed by the Director, Mr. Sun Yinhuan, to the extent of nil as at 31 December 2014 (2013: RMB2,824,800,000);

(x) pledges of certain equity interests of the subsidiaries of the Company as at the end of the reporting period; and

(xi) pledges of certain of the Group's time deposits with an aggregate carrying value at 31 December 2014 of approximately RMB1,687,943,000 (2013: RMB775,538,000).

(b) Other than certain other borrowings with carrying amounts of RMB455,048,000 (2013: RMB475,816,000) denominated in United States dollars as at 31 December 2014, all bank and other borrowings of the Group are denominated in RMB as at 31 December 2014 (2013: RMB).

14. SHARE CAPITAL

	Note	**2014** ***RMB'000***	2013 *RMB'000*
Authorised:			
50,000 shares of US$1.00 each	*(a)*	**—**	305
50,000,000,000 shares of US$0.01 each	*(a)*	**3,124,300**	—
Issued and fully paid:			
2,583,970,000 (2013: 10,000) ordinary shares		**159,418**	61

The Company was incorporated on 26 November 2007 with authorised share capital of US$50,000 divided into 50,000 shares of US$1.00 each. On 2 April 2008, one share was allotted and issued to the subscriber at par and such share was subsequently transferred to Right Won on the same day.

A summary of movements in the Company's issued share capital is as follows:

	Notes	Nominal ordinary shares	Number of value of ordinary shares
			RMB'000
As at 1 January 2013		1	—
Increase in issued share capital on 27 November 2013	*(b)*	9,999	61
As at 31 December 2013 and 1 January 2014		10,000	61
Sub-division of all the issued shares of US$1.00 each into shares of US$0.01 each	*(a)*	990,000	—
Capitalisation issue of shares	*(c)*	1,999,000,000	123,329
Issuance of new shares	*(d)*	580,000,000	35,783
Over-allotment	*(e)*	3,970,000	245
As at 31 December 2014		**2,583,970,000**	**159,418**

Notes:

(a) On 1 June 2014, the Company sub-divided all of its issued and unissued shares with par value of US$1.00 each into shares of US$0.01 each. On the same date, the Company increased its authorised share capital to US$500,000,000 divided into 50,000,000,000 shares with a par value of US$0.01 each by the creation of an additional 49,995,000,000 shares.

(b) Pursuant to a written resolution passed on 27 November 2013, a total of 8,449 ordinary shares of US$1.00 each were issued at par for cash of US$8,449 (equivalent to RMB52,000) to Right Won and Keen Everlasting Harmony, and a total of 1,550 ordinary shares of US$1.00 each were issued for cash of US$180,100,000 (equivalent to RMB1,101,977,000) to certain companies owned by certain employees of the Group on 27 November 2013. Keen Everlasting Harmony is ultimately owned as to 50% and 50% by the son and daughter of Mr. Sun Yinhuan, respectively.

(c) Pursuant to a written resolution passed on 1 June 2014, 1,999,000,000 shares of US$0.01 each were allotted and issued, credited as fully paid at par, by way of capitalisation from the share premium account to the holders of shares whose names appear on the register of members of the Company at the close of business on 1 June 2014 in proportion to their respective shareholdings. This allotment and capitalisation issue were conditional on the share premium account being credited as a result of the issue of new shares to the public in connection with the Company's initial public offering as detailed in note (d) below.

(d) In connection with the Company's initial public offering, 580,000,000 shares of US$0.01 each were issued at a price of HK$2.45 per share for a total cash consideration, before expenses, of approximately HK$1,421,000,000 (equivalent to RMB1,139,698,000). Dealings in the shares of the Company on the Stock Exchange commenced on 27 June 2014.

(e) In connection with the partial exercise of the over-allotment option by the joint global coordinators of the Company's initial public offering, 3,970,000 shares of US$0.01 each were issued on 23 July 2014, at a price of HK$2.45 per share for a total cash consideration, before expenses, of HK$9,726,500 (approximately equivalent to RMB7,425,000).

15. FINANCIAL GUARANTEES

The Group had the following financial guarantees as at the end of the reporting period:

(a) Group

As at 31 December 2014, the maximum obligation in respect of the mortgage facilities provided to certain purchasers of the Group's properties amounted to RMB598,949,000 (2013: RMB632,228,000).

At the end of the reporting period, the Group provided guarantees in respect of the mortgage facilities granted by certain banks to certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default on mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with the accrued interest and penalties owed by the defaulted purchasers to the banks.

Under the above arrangement, the related properties were pledged to the banks as security on the mortgage loans. Upon default on mortgage payments by these purchasers, the banks are entitled to take over the legal titles and can realise the pledged properties through open auction. The Group is obliged to repay the banks for the shortfall if the proceeds from the auction of the properties cannot cover the outstanding mortgage principals together with the accrued interest and penalties.

The Group's guarantee period starts from the dates of grant of the relevant mortgage loans, and ends upon the earlier of (i) the issuance of real estate ownership certificates to the purchasers, which will generally be available within one to two years after the purchasers take possession of the relevant properties; and (ii) the settlement of mortgage loans between the mortgage banks and the purchasers.

(b) As at 31 December 2014, the Group provided a guarantee for an amount not exceeding RMB150,000,000 (2013: RMB150,000,000), in respect of the payment obligations of a subsidiary of Richcoast Group Limited ("**Richcoast Group**") to a joint venture (formed between Richcoast Group and an independent third party) and the joint venture partner.

(c) The Group provided guarantees to the extent of RMB181,600,000 as at 31 December 2014 (2013: Nil) in respect of bank and other loans granted to the associates.

(d) The Group provided guarantees to the extent of nil as at 31 December 2014 (2013: RMB1,350,000,000), in respect of bank and other loans granted to the companies controlled by the Controlling Shareholder.

(e) The Group provided guarantees to the extent of RMB1,268,000,000 as at 31 December 2014 (2013: RMB490,000,000), in respect of bank and other loans granted to the joint ventures.

In determining whether financial liabilities should be recognised in respect of the Group's financial guarantee contracts, the Directors exercise judgement in the evaluation of the probability of resources outflow that will be required and the assessment of whether a reliable estimate can be made of the amount of the obligation.

In the opinion of the Directors, the fair values of the financial guarantee contracts of the Group are insignificant at initial recognition and the Directors consider that the possibility of the default of the parties involved is remote, and accordingly, no value has been recognised in the financial statements.

16. OPERATING LEASE ARRANGEMENTS

(a) As lessor

The Group leases its investment properties under operating lease arrangements, with leases negotiated for terms ranging from one to twenty years. The terms of the leases generally also require the tenants to pay security deposits and to provide for periodic rent adjustments according to the then prevailing market conditions. Certain contingent rent receivables are determined based on the turnover of the lessees.

At the end of the reporting period, the Group had total future minimum lease receivables under non-cancellable operating leases with its tenants falling due as follows:

	2014	2013
	RMB'000	*RMB'000*
Within one year	**245,826**	216,434
In the second to fifth years, inclusive	**406,692**	372,202
After five years	**89,037**	117,249
	741,555	705,885

(b) As lessee

The Group leases certain of the office properties under operating lease arrangements. Leases for properties are negotiated for terms ranging from one to three years.

At the end of the reporting period, the Group had total future minimum lease payments under non-cancellable operating leases falling due as follows:

	2014	2013
	RMB'000	*RMB'000*
Within one year	**6,600**	6,002
In the second to fifth years, inclusive	**3,177**	8,227
	9,777	14,229

17. COMMITMENTS

In addition to the operating lease commitments detailed in note 16(b) above, the Group had the following capital commitments at the end of the reporting period:

	Group	
	2014	2013
	RMB'000	*RMB'000*
Contracted, but not provided for:		
Capital expenditure for investment properties under construction and properties under development in Mainland China	**2,395,287**	1,648,020
Acquisition of land use rights	**—**	106,280
	2,395,287	1,754,300

18. EVENT AFTER THE REPORTING PERIOD

In January 2015, the Company made an announcement that Eagle Fit Limited ("**Eagle Fit**") (a joint venture indirectly owned as to 35% by the Company), Beijing Qi Xia Real Estate Development Company Limited, the project company wholly-owned by Prime Asset Investment Limited (the "**Target Company**"), SOCAM Development Limited and an independent third party (the "**Purchaser**") entered into an agreement pursuant to which, Eagle Fit has agreed to sell and the Purchaser has agreed to acquire the entire issued share capital of the Target Company, for a consideration to be not more than RMB520.8 million. The disposal has not been completed up to the date of this announcement.

CHIEF EXECUTIVE'S STATEMENT

Dear Shareholders,

I am pleased to present to you the results of the Group for the year ended 31 December 2014.

Results

The recognised revenue of the Group for the year ended 31 December 2014 was RMB7,711.3 million, representing an increase of 20.5% compared with the corresponding period of last year, of which rental income increased by 5.3% to RMB308.6 million. The net profit attributable to equity owners of the Company was RMB896.9 million. The core net profit after deducting fair value gains on investment properties (net of tax) was RMB852.7 million, with core net profit margin of 11.1% that was attributable to the shareholders of the Company.

Review of 2014

In 2014, under a complicated market environment, the Company firmly adhered to its determined strategies, realising a gross contracted sales amount of RMB8.07 billion for the year. The Group's business in the development and sales of business park properties remained steady, and it maintained and reinforced its leading position in Dalian. Benefited from favourable factors such as the industrial development of business parks and ancillary facilities of school districts, the residential properties in business parks recorded satisfying sales results. Eastern Santaclara Project in Dalian Software Park achieved contracted sales of RMB1.83 billion in the year, ranked the top in Dalian market. The Springfield Project in the Dalian BEST City Core Area Business Park achieved contracted sales of RMB1.60 billion, being the second in Dalian market. During the year, the Group acquired a plot of land with mixed commercial and office use in the central area in Dalian Software Park at a price lower than the local land market, and development and sales have been commenced.

Through a series of value-added services for customers such as customised decoration, talents recommendation, new staff training and project report submission, the business parks held and operated by the Group achieved excellent results of steady increase in rent and increase in occupancy rate under the severe market competition and this has strengthened the Group's industry position as the leading operator of business parks. The occupancy rate of Dalian Software Park at end of 2014 rose to 94%, with an addition of 13 new well-known customers settled in, including 3 Fortune Global 500 Enterprises and ten strategic and emerging industries enterprises, and this continued to lead the upgrading of the industry profile in the park. As of the end of 2014, the accumulated number of enterprises settled in the park was 743, including 48 Fortune Global 500 Enterprises and 34 Top 100 Industry Enterprises such as HP, Accenture, Panasonic, Sony, Hitachi, NTT, ORACLE, AVAYA, NEC, FIDELITY and British Telecom. The sales revenue and software export by enterprises in the park achieved a year-to-year growth of over 30%, representing over 50% of the market share in Dalian on average. Dalian Software Park has pragmatically become the core development zone of Dalian's software and information services industry.

The Group continued to promote the upgrade of different business sectors according to the service requirements of customers. Wuhan New Software Park Development Company Limited (武漢軟件新城發展有限公司), a joint venture with 50% equity interests owned by the Group, provides customers with whole chain services comprising project design review, construction management, business solicitation, operation and management, which preliminarily formed a business model of project management business. The Group has successfully expanded its office premises business to other regions, and this laid the foundation for innovation and business upgrade of office premises management services. Dalian Yida Construction Engineering Company Limited (大連億達建設工程有限公司), a wholly owned subsidiary of the Company, actively implemented the strategy of "Main Contractor", developed project implementation templates for the contractor projects. Dalian Yida Landscaping Engineering Company Limited (大連億達園林綠化工程有限公司), a wholly owned subsidiary of the Company, clearly set up the business model of "being the integrated operator of landscaping" through internal consolidation of the Group.

For regional expansion, the Group established new regional companies in Beijing and Shanghai, preliminarily establishing the strategic presence in three main regions — Dalian, Beijing and Shanghai. Through the practice of expansion, the Group conducted studies on business park operation projects in various cities such as Shanghai, Shenzhen, Beijing, Suzhou and Hangzhou and, after which, determined to commence the operation and pre-construction consultation projects for Shanghai Jiangqiao Project (上海江橋項目), Suzhou High-speed Rail Cultural and Creative Park Project (蘇州高鐵文創園項目), Suzhou Wuzhong Shangjinwan Project (蘇州吳中尚金灣項目), Beijing Shichuang Environmental Park Project (北京實創環保園項目) and Changsha Technology New Park Project (長沙科技新城項目).

During the course of business development, the Group is determined to advocate its corporate social responsibility and made several donations in the year for education, culture and people's livelihood purposes. The Group and Dalian University of Technology jointly set up "Yida Education Development Foundation", with donation of RMB15.0 million in the year used in supporting innovation and introduction of talents of the university, thus social value was achieved at the time while the innovation environment of Dalian Software Park was strengthened. With the "New Year Concert — Sound of Yida" (億達之聲新年音樂會) first taken place in Wuhan in 2013, the Group continued with its off-site brand promotion and the concert was appraised after being first held in Shanghai and a total of more than 7,000 audience attended the concerts in Dalian, Wuhan and Shanghai. The popularity and influence of Yida brand was thus further enhanced.

Outlook for 2015

In 2015, the central government will continue to accelerate the economic structural transformation with implementation of the innovation-led development strategy and propel the implementation of the new urbanisation strategy. Business parks, as the important platform for industrial structural upgrade and new urbanisation development, will meet the demand from both the government and enterprises, and hence will enjoy the unprecedented market opportunity, and such demand will form an important base for a new series of market development of the Group.

Real estates market will turn more healthy with steady development while specific guidance, policies variance by land type and the outlined main responsibilities of local governments will be the main direction of future policy development. With the ease of monetary policy by PBOC, the market will continue to rebound. At the same time, the industry competition will become more intensive, and this will in turn drive the transformation and business models upgrade of various leading enterprises in the industry. The city divergences have become more obvious and the first and second tier cities with more economic activities and higher populations will continue to have better market performance in short to medium term. Accordingly, the Group will adopt to the market trend and actively adjust it tactics in order to strengthen its market position in the business park sector.

In 2015, the Group sets its vision of development as “Being the best business park developer and the largest business park operator in China” and, adheres to the development principle of “Combining light with heavy assets operation together”. The Group will put more efforts in the development of its four main business segments — development and sales of business parks, operation of business parks, property holding for investment and assets management and construction. In five years’ time, the Company aims to achieve the strategic development structure of “Consolidation in Dalian and Advancement in Wuhan, Expansion in First Tier Cities such as Beijing, Shanghai and Shenzhen, Put Emphasis on Second Tier Cities such as Bohai, Yangtze River Delta, Pearl River Delta and Yangtze Economic Rims”.

Business park development and sales remains to be the main source of revenue and net profit contribution. In 2015, the Group’s emphasis is to “increase profit, reduce inventory and adjust structures”. Through strengthening the cost management and capital operation management, the Group will enhance its profitability; while through measures of improving the quality of products and auxiliary products and, expanding sales channels and strengthening the sales capability, the Group will promote its product competitiveness under general market conditions. Meanwhile, the Group will accelerate the sales of inventories, speed up the establishment of the projects in Shanghai, Shenzhen and Beijing, facilitate the sales of inventories in Dalian and shorten the project cycle of Wuhan First City Project (武漢軟件新城項目) to optimise the distribution layout of its inventories.

The operation of business park will gradually be departed from its development, forming separate segments principally in light asset businesses such as business solicitation and operation, property management and the provision of value-added services and, through development and practice, the Group enhances its core competitiveness through innovation which in turn becomes the new driving force for the considerable growth of the Group’s sectors and profit reserve. In 2015, the Group emphasises on consolidating the business of businesses solicitation and operation with the office premise management so as to enhance its competitiveness with an aim to penetrate into the first and second tier cities such as Shanghai, Beijing, Shenzhen and Hangzhou to rapidly establish its brand in business park operation.

The business of property investment holding and asset management will be established through acquiring low-cost rural office premise together with the Group’s own high-quality properties to enhance the Group’s net value through the operation of such portfolio. In 2015, the Group will emphasise on optimising customer resources and increasing the level of net rental revenue while at the same time, exploring new financing channels to reduce the financial cost in property.

Construction segment will gradually consolidate the business segments of construction, landscaping and decoration, to form an integrated and professional business segment. In 2015, the Group will emphasise on improving the core competitiveness of each of these individual businesses, increasing the share of external business and actively developing off-site projects.

In 2015, Yida will advance to a new milestone, which is also the first year of the implementation of the new medium-term strategy plan. The Group hopes to take this as an opportunity for the adoption of new concepts, innovation of practices and expansion of business and the Group will continue to create value for its shareholders.

Yida China Holdings Limited
Sun Yansheng
Chief Executive Officer

Dalian, Liaoning Province, PRC, 31 March 2015

MANAGEMENT DISCUSSION AND ANALYSIS

Business Review

1. The Development and Operation of Business Parks

As at 31 December 2014, the Group led the development and operation of six business parks, including Dalian Software Park, Dalian BEST City Core Area Business Park, Dalian Ascendas IT Park, Wuhan First City, Yida Information Software Park and Dalian Tiandi.

As at 31 December 2014, there were 19 residential properties in business parks on sale, achieved contracted sales of approximately RMB4,923 million, representing 61% of the contracted sales amount of the Group (equity share amount of approximately RMB4,306 million), the floor area of contracted sales was 389,720 sq.m., with average selling price of RMB12,632 per sq.m..

Dalian Software Park was gradually upgrading with quality and large customers and emerging industry customers. As at 31 December 2014, the occupancy rate of Dalian Software Park was approximately 94%, with 13 well-known customers newly joined in the year, including 3 Fortune Global 500 Enterprises and 10 Emerging Industries Enterprises. As at 31 December 2014, there were 102 well-known customers in Dalian Software Park, including 48 Fortune Global 500 Enterprises, 34 Top 100 Industry Enterprises and 20 Emerging Industries Enterprises.

As at 31 December 2014, the occupancy rate of Dalian BEST City Core Area Business Park was approximately 62%, settled enterprises including Fortune Global 500 Enterprises such as Panasonic, Hitachi and GOODYEAR.

As at 31 December 2014, the occupancy rate of Dalian Ascendas IT Park was approximately 78%, with 62 settled enterprises including 12 Fortune Global 500 enterprises.

As at 31 December 2014, Yida Information Software Park office building was expected to be completed in 2015 and has currently entered into tenant agreements with customers such as Accenture and Internet of Vehicles, representing 38% of the leasable area.

As at 31 December 2014, the part one of the office building's main structures of Wuhan First City Phase II was completed while 50% of the part two of the office building's main structures was completed. The Group actively explored the customised sales model for the office buildings and as at 31 December 2014, 40% of the two parts of the office buildings had signed the customised sales agreement.

2. The Development of Multi-functional Integrated Residential Communities

As at 31 December 2014, the Group has a total of 12 multi-functional integrated residential community projects of the Group on sale, achieved contracted sales of approximately RMB3,149 million, representing 39% of the contracted sales amount of the Group (equity share amount of approximately RMB2,961 million), the floor area of contracted sales was 245,410 sq.m., with average selling price of RMB12,832 per sq.m..

3. The Operation Management of Business Parks

The Group provides business park operation management services to Phase I of Wuhan First City. As at 31 December 2014, the occupancy rate was approximately 89%, with 38 contracted enterprises including well-known customers such as IBM, Publicis Groupe and Philips, formed a preliminary cluster of six major industries, namely, software research and development, culture and creativity, financial services, internet, e-commerce as well as new technology, new material and new energy.

As at 31 December 2014, the Group entered into entrusted operation and pre-construction consultation agreement for Shanghai Jiangqiao Project (上海江橋項目), Suzhou High-speed Rail Cultural and Creative Park Project (蘇州高鐵文創園項目), Suzhou Wuzhong Shangjinwan Project (蘇州吳中尚金灣項目) and Beijing Shichuang Environmental Park Project (北京實創環保園項目) and Changsha Technology New Park Project (長沙科技新城項目) respectively, to provide business park operation management services in these projects.

4. Construction, Decoration and Landscaping

In 2014, the Group continuously enhanced its competitiveness in construction, decoration and landscaping businesses so as to supplement the Group's development in business parks and multi-functional integrated residential community projects and, at the same time, actively expanding the external market.

5. Property Management

In 2014, the Group actively explored the property value-added services model to increase the customer satisfactory level of office buildings and residential properties. In the annual customer satisfactory level survey from Gallup, Inc., the satisfactory level of the Group's customers was 75%, representing an increase of 8% from last year.

6. Land Reserves

As at 31 December 2014, the total gross floor area ("GFA") of the Group's land reserves was approximately 11.09 million sq.m., and the attributable GFA of the Group's land reserves was approximately 7.41 million sq.m..

The following table sets forth a breakdown of the Group's land reserves as at 31 December 2014:

Business Parks/ Multi-functional, Integrated Residential Community Projects	Equity Held by the Group	Site Area *(sq.m.)*	GFA Completed Remaining Saleable/Leasable *(sq.m.)*	GFA Under Development *(sq.m.)*	GFA Held for Future Development *(sq.m.)*
Business Parks					
Dalian Software Park					
Office Building Area	100%	389,615	594,935	—	—
Residential Area	100%	237,313	301,227	86,753	—
Subtotal	100%	626,928	896,162	86,753	—
Dalian Best City Core Area Business Park					
Office Building Area	100%	417,800	59,230	222,810	557,530
Residential Area	100%	826,490	188,380	599,294	105,340
Subtotal	100%	1,244,290	247,610	822,104	662,870
Wuhan First City					
Office Building Area	50%	618,762	—	276,682	862,234
Residential Area	50%	246,847	—	—	372,077
Subtotal	50%	865,609	—	276,682	1,234,311
Yida Information Software Park					
Office Building Area	100%	162,291	—	151,286	118,798
Residential Area	59.5%–100%	675,410	444,404	219,461	172,188
Subtotal	59.5%-100%	837,701	444,404	370,747	290,986
Dalian Ascendas IT Park					
Office Building Area	50%	275,944	159,182	—	95,953
Subtotal	50%	275,944	159,182	—	95,953

Business Parks/ Multi-functional, Integrated Residential Community Projects	Equity Held by the Group	Site Area *(sq.m.)*	GFA Completed Remaining Saleable/Leasable *(sq.m.)*	GFA Under Development *(sq.m.)*	GFA Held for Future Development *(sq.m.)*
Dalian Tiandi					
Office Building Area	30%	968,994	317,982	172,373	1,330,709
Residential Area	30%	579,298	124,836	243,718	767,776
Subtotal	30%	1,548,292	442,818	416,091	2,098,485
Business Parks Subtotal	30%–100%	5,398,763	2,190,176	1,972,377	4,382,605
Multi-functional, Integrated Residential Community Projects					
Dalian	25%–100%	1,111,905	189,110	888,839	1,272,443
Shenyang	100%	132,379	18,491	42,069	—
Chengdu	80%–100%	192,478	5,430	119,784	3,737
Beijing	35%	14,123	6,751	—	—
Multi-functional, Integrated Residential Community Subtotal	25%–100%	1,450,885	219,784	1,050,692	1,276,180
Grand Total	25%–100%	6,849,648	2,409,960	3,023,069	5,658,785

In 2014, the Group acquired a parcel of land in the Dalian Software Park with a planned GFA of approximately 86,753 sq.m. for office, commercial and apartment usages. The project has commenced construction and sales during the year.

FINANCIAL REVIEW

Revenue

The sources of revenue of the Group primarily include (i) income from the sales of properties; (ii) rental income; (iii) income from providing business park operation and management services; (iv) income from providing construction, decoration and landscaping services; and (v) income from providing property management services. For the year ended 31 December 2014, the revenue of the Group was RMB7,711.3 million, representing an increase of 20.5% from the corresponding period of last year.

The following table sets forth a breakdown of the revenue for the periods indicated:

	2014		2013	
	Amount RMB '000	***% of total***	*Amount RMB '000*	*% of total*
Sales of properties	**7,007,324**	**91%**	5,385,317	84%
Rental income	**308,581**	**4%**	293,147	5%
Business park operation and management income	**4,662**	**0%**	4,660	0%
Construction, decoration and landscaping income	**185,850**	**2%**	579,449	9%
Property management income	**204,888**	**3%**	136,606	2%
Total	**7,711,305**	**100%**	6,399,179	100%

(1) Sales of Properties

The income derived from property sales of the Group in 2014 amounted to RMB7,007.3 million, representing an increase of 30.1% from last year. Properties with a total GFA of 561,534 sq.m. was delivered during the year, representing an increase of 45.6% from last year.

(2) Rental Income

The rental income of the Group as of 31 December 2014 was RMB308.6 million, representing an increase of 5.3% from the corresponding period of last year. The increase was mainly due to the growth in leased area in relation to buildings in Dalian BEST City Core Area Business Park.

(3) Business Park Operation and Management Services Income

In 2014, the income from business park operation and management services of the Group remained relatively stable at approximately RMB4.7 million as compared to 2013.

(4) Construction, Decoration and Landscaping Income

The construction, decoration and landscaping income of the Group decreased by 67.9% to approximately RMB185.9 million in 2014 from approximately RMB579.4 million in 2013, which was mainly due to the increasing provision of this type of services for projects developed by the Group and the decrease in services provided to third parties.

(5) Property Management Services income

The property management services income increased by 50.0% to approximately RMB204.9 million in 2014 from approximately RMB136.6 million in 2013, which was mainly attributable to the growth of area under management in residential premises and the more timely payment by homeowners for the year ended 31 December 2014, as well as from the increase in rates for office premises.

Cost of Sales

The cost of sales of the Group in 2014 was approximately RMB5,280.7 million, representing an increase of 23.0% from approximately RMB4,293.7 million in 2013, which was mainly attributable to the increase in sales during the year.

Gross Profit and Gross Profit Margin

The gross profit of the Group in 2014 was RMB2,430.6 million, representing an increase of 15.4% from approximately RMB2,105.5 million in 2013. The gross profit margin decreased to 31.5% in 2014 from 32.9% in 2013, which was mainly attributable to the lower selling price on units for end user demand from Triumph Hill Project (天琴山項目), and Sunny Bay Project (晴灣項目) during the year.

Other Income and Gains

Other income and gains of the Group include interest income, dividend income, government subsidy and other income. During 2014, other income and gains was approximately RMB108.6 million, representing a decrease of approximately RMB147.6 million from 2013, which was mainly attributable to the absence of non-recurrent government subsidy and government compensation in 2014.

Sales and Marketing Costs

The sales and marketing costs of the Group in 2014 was approximately RMB302.2 million, which remained stable as compared to approximately RMB304.4 million in 2013.

Administrative Expenses

The administrative expenses of the Group decreased by 5.0% to RMB427.1 million in 2014 from RMB449.6 million in 2013, which was mainly attributable to the absence of the share-based payment expense as recorded prior to the listing (the "**Listing**") of the Company's shares on the Main Board of the Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

Other Expenses

Other expenses of the Group include charity donation, fair value loss of derivative financial instruments and other expenses. In 2014, other expenses of the Group was RMB165.4 million, representing an increase of approximately RMB101.1 million from 2013. The increase was mainly due to the growth in losses arising from changes in fair value of put and call options. The sales of Yihong Project and Yize Project (億鴻億澤項目) commenced in 2014, leading to a loss of changes in fair value of put and call options in the amount of RMB127.6 million, while in 2013 the loss of changes in relevant options was in the amount of RMB30.5 million, as resulted from the failure in satisfying return condition, as set out in the contract.

Fair Value Gains on Investment Properties

The fair value gains on investment properties of the Group decreased by 85.7% to approximately RMB58.9 million in 2014 from approximately RMB411.6 million in 2013, which was mainly due to the lack of newly commenced investment properties or investment properties under construction being transferred to completed investment properties during the year. Fair value gains are mainly derived from the construction progress achieved for projects under construction during the year.

Finance Costs

The finance costs of the Group mainly represented the interests on borrowings that were not capitalised and such costs decreased by 26.8% to approximately RMB190.7 million in 2014 from approximately RMB260.5 million in 2013. The decrease was primarily attributable to the increase of capitalised finance costs allocated to costs of property development during the year, while part of the interests were not capitalised in last year as it did not meet the criteria of capitalisation as a result of completion of the projects.

Share of Profits and Losses of Joint Ventures

In 2014, the Group's share of profits of joint ventures was approximately RMB31.5 million, representing an increase of RMB30.0 million from 2013, which was mainly attributable to the increase of profits in Dalian Software Park Ascendas Development Company Limited and Dalian Software Park Shitong Development Co., Ltd.

Share of Profits and Losses of Associates

Share of losses of associates was primarily from Richcoast Group Limited ("**Richcoast Group**") and Crown Speed Investments Limited. In 2014, the Group's share of losses of associates was approximately RMB52.6 million, which was mainly attributable to the losses of Dalian Tiandi project which the Group held interest through Richcoast Group.

Income Tax Expenses

The income tax expenses of the Group include corporate income tax, land appreciation tax and deferred income tax. The income tax expenses of the Group decreased by 26.6% to RMB594.8 million in 2014 from RMB810.1 million in 2013, which was mainly attributable to the reversal of provision of land appreciation tax in previous years by Dalian Yida Meijia Property Development Company Limited as a result of clearance of land appreciation tax in the current year.

Profit for the Year

As a result of the foregoing, the pre-tax profit of the Group decreased by 10.5% to approximately RMB1,491.6 million in 2014 from approximately RMB1,667.3 million in 2013.

The profit for the year of the Group increased by 4.6% to approximately RMB896.8 million in 2014 from approximately RMB857.3 million in 2013.

The profit attributable to equity owners of the Group increased by 8.3% to approximately RMB896.9 million in 2014 from approximately RMB827.9 million in 2013.

The core net profit (after deducting the fair value gains on investment properties, net of tax) attributable to equity owners of the Group increased by 64.2% to approximately RMB852.7 million in 2014 from approximately RMB519.2 million in 2013.

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Cash Position

As at 31 December 2014, the Group had cash and bank balances of approximately RMB2,799.1 million, including restricted cash of approximately RMB2,059.0 million. (31 December 2013: cash and bank balances of approximately RMB3,527.0 million, including restricted cash of approximately RMB1,410.6 million.)

Debts

As at 31 December 2014, the Group had bank and other borrowings of approximately RMB16,251.8 million (31 December 2013: approximately RMB13,426.7 million), of which:

(1) By loan type

	31 December 2014 *RMB'000*	31 December 2013 *RMB'000*
Secured bank loans	**11,371,125**	8,631,047
Unsecured bank loans	**406,000**	585,000
Secured other borrowings	**3,274,648**	3,010,616
Unsecured other borrowings	**1,200,000**	1,200,000
	16,251,773	13,426,663

(2) By maturity date

	31 December 2014 *RMB'000*	31 December 2013 *RMB'000*
Within one year or on demand	**5,342,262**	5,148,302
In the second year	**5,243,786**	4,425,824
In the third to fifth years	**4,463,975**	3,135,622
Beyond five years	**1,201,750**	716,915
	16,251,773	13,426,663

Debt Ratio

The net debt ratio of the Group (net debt, including interest-bearing bank and other borrowings less cash and cash equivalents and restricted cash, divided by the total equity) was approximately 150% as at 31 December 2014 and 142% as at 31 December 2013. The increase in the net debt ratio was mainly due to the change of borrowing entities from related parties to entities within the Group in the amount of RMB3,060.0 million prior to the Listing in 2014.

Foreign Exchange Risks

The functional currency of the Group is RMB and most transactions were denominated in RMB. As at 31 December 2014, the Group had cash and bank balances (including restricted cash) of approximately RMB430.3 million and RMB8.2 million denominated in United States dollars and Hong Kong dollars, respectively. All such amounts were exposed to foreign currency risks. The

Group currently has no hedging policies, but the management monitors foreign exchange risks and will consider hedging significant foreign exchange risks when necessary.

Contingent Liabilities

The Group enters into arrangements with PRC commercial banks to provide mortgage facilities to its customers to purchase the Group's properties. In accordance with industry practice, the Group is required to provide guarantees to these banks in respect of mortgages provided to such customers. Guarantees for such mortgages are generally discharged at the earlier of: (i) registration of mortgage interest to the bank, or (ii) the settlement of mortgage loans between the mortgagee banks and the purchasers. As at 31 December 2014, the Group provided a guarantee of approximately RMB598.9 million to commercial banks in China in respect of bank mortgages loans granted to the customers of the Group (as at 31 December 2013: approximately RMB632.2 million).

In addition to guarantees the Group provided in respect of the mortgage facilities for its customers, as at 31 December 2014, the Group provided a guarantee in the amount of not exceeding RMB150.0 million (31 December 2013: RMB150.0 million) to the shareholders of Richcoast Group. This guarantee was provided in respect of the payment obligations of Richcoast Group to a joint venture and the joint venture partner in accordance with the Group's shareholding percentage.

As at 31 December 2014, the Group also provided guarantees to the extent of RMB181.6 million (2013: Nil) in respect of bank and other borrowings granted to associated companies of the Group.

As at 31 December 2014, the Group also provided guarantees to the extent of RMB1,268.0 million (31 December 2013: RMB490.0 million) in respect of bank and other borrowings granted to the joint ventures of the Group.

EMPLOYEES AND REMUNERATION POLICIES

As at 31 December 2014, the Group has 2,992 full-time employees in the PRC and Hong Kong. The Group pays remunerations to the staff based on the performances, working experiences of the employees and the current market salary level. The Group regularly reviews the remuneration policy and plan and will make necessary adjustments to make it in line with the industry salary standards.

FINAL DIVIDEND

The Board has recommended a payment of final dividend of RMB13.2 cents per share for the year ended 31 December 2014, payable to shareholders whose names appear in the register of members of the Company on 18 June 2015. The proposed final dividend will be payable on or about 26 June 2015, subject to the approval of the shareholders of the Company in the forthcoming annual general meeting ("**AGM**") to be held by the Company.

The proposed final dividend will be declared in Renminbi and paid in Hong Kong dollars. The payable final dividend will be translated into Hong Kong dollars at the average middle exchange rate for Renminbi to Hong Kong dollars as published by The People's Bank of China between 8 June 2015 and 10 June 2015.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Monday, 8 June 2015 to Wednesday, 10 June 2015 (both days inclusive), during such period no transfer of shares will be registered. To ascertain shareholders who are eligible to attend and vote at the AGM to be held on Wednesday, 10 June 2015, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Friday, 5 June 2015.

The register of members of the Company will be closed from Tuesday, 16 June 2015 to Thursday, 18 June 2015 (both days inclusive), during such period no transfer of shares will be registered. In order to qualify for entitlement to the final dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Monday, 15 June 2015.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Directors recognise the importance of good corporate governance in the management of the Group. The Company has adopted the code provisions set out in the Corporate Governance Code (the "**CG Code**") contained in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"). Since the date of Listing and up to the date of this announcement, the Company has complied with all the code provisions set out in the CG Code, save and except for the deviation from code provisions A.1.1 and C.3.3.

Pursuant to the code provision A.1.1 of the CG Code, the Board should meet regularly and board meetings should be held at least four times a year at approximately quarterly intervals. During the period from the date of Listing up to 31 December 2014 (the "**Review Period**"), the Company only held two Board meetings as the Review Period was not a full year. The Board intends to meet at least four times per year in the future at approximately quarterly intervals.

Pursuant to the code provision C.3.3 of the CG Code, the audit committee of the Company (the "**Audit Committee**") should meet with the Company's auditors at least twice a year. During the Review Period, the Company only held one Audit Committee meeting as the Review Period was not a full year. The Audit Committee intends to meet at least twice per year in the future.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by the Directors of Listed Issuers (the "**Model Code**") as set forth in Appendix 10 to the Listing Rules as the code for securities transactions by the Directors. The Company has made specific enquiry with each of the Directors and all Directors have confirmed that they complied with the Model Code throughout the period from the date of Listing up to the date of this announcement.

PURCHASES, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the period from the date of Listing up to the date of this announcement, neither the Company nor its subsidiaries has purchased, sold or redeemed any of the Company's listed securities, save for the capitalisation issue which took place immediately before the Listing on 27 June 2014 and the issue and allotment of an additional 3,970,000 over-allotment Shares, for the purpose of covering the over-allocation in the international placing on 23 July 2014 in relation to the Company's initial public offering.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND AFFILIATED COMPANIES

During the period from the date of Listing to the date of this announcement, the Group had no material acquisitions or disposals of subsidiaries and affiliated companies.

SHARE OPTION SCHEME

The Company adopted a share option scheme on 1 June 2014. During the period from the date of adoption to the date of this announcement, no share options have been granted under the share option scheme.

AUDIT COMMITTEE

The Company established the Audit Committee on 1 June 2014 with written terms of reference in compliance with Rule 3.21 of the Listing Rules and paragraph C3 of the CG Code as set out in Appendix 14 to the Listing Rules. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control system of the Group, oversee the audit process and perform other duties and responsibilities as assigned by the Board.

The Audit Committee consists of three independent non-executive Directors, namely Mr. Yip Wai Ming, Mr. Ip Yuk Chi Eddie and Mr. Guo Shaomu. Mr. Yip Wai Ming has been appointed as the chairman of the Audit Committee. In compliance with Rule 3.21 of the Listing Rules, the chairman of the Audit Committee has appropriate professional qualifications.

USE OF PROCEEDS FROM GLOBAL OFFERING

On 27 June 2014, the shares of the Company were listed on the Main Board of the Stock Exchange. The net proceeds from the above global offering were approximately HK$1,328.0 million (after deducting relevant listing expenses). During the period from the date of Listing to 31 December 2014, the Company have been using the net proceeds in proportion on the terms of that listed out in the section headed "Future Plans and Use of Proceeds — Use of Proceeds"in the prospectus issued by the Company on 17 June 2014.

ANNUAL RESULTS

The consolidated financial statements of the Group for the year ended 31 December 2014 have been reviewed by the Audit Committee.

PUBLICATION OF ANNUAL RESULTS AND ANNUAL REPORT ON WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY

The annual results announcement is published on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.yidachina.com.cn. The 2014 Annual Report of the Company, along with the AGM circular, the notice of AGM and proxy form will be dispatched to shareholders of the Company and available on the above websites in due course.

By order of the Board
Yida China Holdings Limited
Sun Yinhuan
Chairman

Dalian, Liaoning Province, PRC, 31 March 2015

As at the date of this announcement, the executive directors of the Company are Mr. Sun Yinhuan, Mr. Sun Yinfeng, Mr. Sun Yansheng, Mr. Jiang Xiuwen, Mr. Gao Wei and Mr. Wen Hongyu and the independent non-executive directors of the Company are Mr. Ip Yuk Chi Eddie, Mr. Yip Wai Ming and Mr. Guo Shaomu.