Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

大中華地產控股有限公司
GREAT CHINA PROPERTIES HOLDINGS LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 21)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2015

The Board of Directors (the "Board") of Great China Properties Holdings Limited (the "Company") is pleased to announce the unaudited condensed consolidated interim results of the Company and its subsidiaries (collectively, the "Group") for the six months ended 30 June 2015 together with the selected comparative information for the corresponding period in 2014 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2015 – unaudited

		Six months ended 30 June	
		2015	2014
	Notes	***HK$'000***	*HK$'000*
REVENUE	*4*	**3,486**	11,755
Cost of sales		**(2,347)**	(7,200)
GROSS PROFIT		**1,139**	4,555
Other income and gains	*4*	**197**	327
Fair value gains on investment properties		**3,273**	5,080
Selling and distribution expenses		**(611)**	(2,117)
Administrative and operating expenses		**(10,784)**	(16,366)
Other operating expenses		**(383)**	(1,604)
Finance costs	*5*	**–**	–
Share of loss of an associate		**(543)**	(7,799)
LOSS BEFORE TAX	*6*	**(7,712)**	(17,924)
Income tax expense	*7*	**(762)**	(699)
LOSS FOR THE PERIOD ATTRIBUTABLE TO OWNERS OF THE COMPANY		**(8,474)**	(18,623)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME *(Continued)*
For the six months ended 30 June 2015 – unaudited

		Six months ended 30 June	
		2015	2014
	Notes	***HK$'000***	*HK$'000*
OTHER COMPREHENSIVE INCOME/ (LOSS)			
Other comprehensive income/(loss) to be reclassified to profit or loss in subsequent periods:			
Exchange differences on translation of foreign operations		**(1,589)**	(23,134)
Share of other comprehensive income of an associate		**12**	–
NET OTHER COMPREHENSIVE LOSS TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS AND OTHER COMPREHENSIVE LOSS FOR THE PERIOD, NET OF TAX		**(1,577)**	(23,134)
TOTAL COMPREHENSIVE LOSS FOR THE PERIOD ATTRIBUTABLE TO OWNERS OF THE COMPANY		**(10,051)**	(41,757)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic and diluted	*9*	**(HK0.26 cents)**	(HK0.56 cents)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2015 – unaudited

	Notes	**Unaudited As at 30 June 2015** *HK$'000*	Audited As at 31 December 2014 *HK$'000*
NON-CURRENT ASSETS			
Property, plant and equipment		**9,506**	10,565
Investment properties		**247,675**	244,863
Goodwill		**227,389**	227,382
Investments in associates		**150,027**	150,558
Properties under development		**587,622**	584,476
Prepayments		**250**	301
Total non-current assets		**1,222,469**	1,218,145
CURRENT ASSETS			
Properties held for sale		**553,567**	502,726
Trade receivables	*10*	**608**	382
Prepayments, deposits and other receivables	*11*	**3,437**	24,198
Tax recoverable		**409**	409
Equity investments at fair value through profit or loss		**62**	47
Cash and bank balances		**5,648**	6,549
Total current assets		**563,731**	534,311
CURRENT LIABILITIES			
Trade payables	*12*	**23,932**	24,425
Other payables and accruals		**40,646**	40,534
Amounts due to related companies		**123,202**	122,732
Amounts due to substantial shareholders		**266,736**	223,100
Tax payable		**512**	479
Total current liabilities		**455,028**	411,270
NET CURRENT ASSETS		**108,703**	123,041
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,331,172**	1,341,186

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
(Continued)
As at 30 June 2015 – unaudited

	Notes	Unaudited As at 30 June 2015 HK$'000	Audited As at 31 December 2014 HK$'000
NON-CURRENT LIABILITIES			
Interest-bearing borrowing		**46,642**	46,731
Deferred tax liabilities		**192,967**	192,606
Total non-current liabilities		**239,609**	239,337
Net assets		**1,091,563**	1,101,849
EQUITY			
Equity attributable to owners of the Company			
Share capital		**905,676**	905,676
Other reserves		**185,874**	196,160
		1,091,550	1,101,836
Non-controlling interests		**13**	13
Total equity		**1,091,563**	1,101,849

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2015

1. BASIS OF PREPARATION

The unaudited condensed consolidated financial statements for the six months ended 30 June 2015 have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited and the Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

The principal accounting policies and methods of computation used in the preparation of the interim financial statements are consistent with the financial statements of the Group for the year ended 31 December 2014, except for the adoption of new and revised standards and interpretations with effect from 1 January 2015 as detailed in note 2 below.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

The Group has adopted the following new and revised standards, amendments and interpretations (collectively referred to as the "new and revised HKFRSs") issued by the HKICPA for the first time for these financial statements.

Amendments to HKAS19	Defined Benefit Plans: Employee Contributions
Annual Improvements 2010-2012 Cycle	Amendments to numbers of HKFRSs
Annual Improvements 2011-2013 Cycle	Amendments to numbers of HKFRSs

The adoption of the above new and revised HKFRSs has had no significant financial effect on these interim condensed consolidated financial statements and there have been no significant changes to the accounting polices applied in these interim condensed consolidated financial statements.

The Group has not early adopted any other standard, interpretations or amendments that has been issued but is not yet effective.

3. OPERATING SEGMENT INFORMATION

The Group has a single reportable segment based on the location of the operations, which is the property development and investment located in the People's Republic of China (the "PRC"). Information reported to the Group's management for the purpose of resources allocation and performance assessment, focuses on the operating results of the Group as a whole as the Group's resources are integrated and no discrete operating segment financial information is available. Accordingly, no operating segment information is presented.

4. REVENUE, OTHER INCOME AND GAINS

Revenue, which is also the Group's turnover, represents the income from the sale of properties, gross rental income and property management income during the period.

An analysis of revenue, other income and gains/(losses) is as follows:

	Six months ended 30 June	
	2015	2014
	HK$'000	*HK$'000*
Revenue:		
Sales of properties	**2,062**	7,388
Gross rental income	**1,067**	4,025
Property management income	**357**	342
	3,486	11,755
Other income and gains/(losses):		
Bank interest income	**14**	44
Interest income from other receivables	**100**	–
Fair value gain/(loss) of equity investments at fair value through profit or loss	**15**	(68)
Others	**68**	351
	197	327

5. FINANCE COSTS

An analysis of finance costs is as follows:

	Six months ended 30 June	
	2015	2014
	HK$'000	*HK$'000*
Interest on an entrusted loan wholly repayable within five years	**2,693**	–
Less: Interest capitalised under property held for sale under development	**(2,693)**	–
	–	–

6. LOSS BEFORE TAX

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

	Six months ended 30 June	
	2015	2014
	HK$'000	*HK$'000*
Cost of properties sold	**1,945**	6,807
Depreciation	**1,436**	1,198
Minimum lease payments under operating leases on land and buildings	**2,076**	2,721
Auditors' remuneration	**900**	253
Staff costs(including directors' remuneration)		
Salaries and wages	**4,072**	8,419
Equity-settled share option expense	**(235)**	546
Pension scheme contributions	**559**	739
	4,396	9,704
Rental income on investment properties less direct operating expenses	**(886)**	(4,025)
Loss on disposal of items of property, plant and equipment	**111**	62
Fair value gains on investment properties	**(3,273)**	(5,080)
Foreign exchange gain, net	**(134)**	(2,203)

7. INCOME TAX EXPENSE

No provision for Hong Kong profits tax has been made as the Group had no assessable profits arising in Hong Kong during the period. In the prior period, Hong Kong profits tax was provided at the rate of 16.5% on the estimated assessable profits arising in Hong Kong during the period. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries/jurisdiction in which the Group operates.

Land appreciation tax (LAT) was provided in accordance with the requirements set forth in the relevant PRC law and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

	Six months ended 30 June	
	2015	2014
	HK$'000	*HK$'000*
Deferred	**686**	699
LAT in Mainland China	**76**	–
Total tax charge for the period	**762**	699

8. DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2015 (Six months ended 30 June 2014: Nil).

9. LOSS PER SHARE

The calculation of basic and diluted loss per share is based on the following data:

	Six months ended 30 June	
	2015	2014
Loss for the period attributable to ordinary equity shareholders of the Company *(HK$ million)*	**(8.47)**	(18.62)
Weighted average number of ordinary shares in issue *(Million)*	**3,312.7**	3,312.7
Basic loss per share *(HK cent per share)*	**(0.26)**	(0.56)

Diluted loss per share is same as the basic loss per share as there were no potential dilutive ordinary shares outstanding during both periods.

The calculation of diluted loss per share does not assume the exercise of the outstanding share options as it would result in a decrease in the loss per share for both periods and the exercise prices of those options are higher than the average market price for shares for both periods.

10. TRADE RECEIVABLES

Trade receivables represent sale proceeds in respect of sold properties and rental receivables. Sale proceeds in respect of sold properties are payable by the purchasers pursuant to the terms of the sale and purchase agreements. Rental in respect of leased properties is payable in advance by the tenants pursuant to the terms of the tenancy agreements. Under normal circumstances, the Group does not grant credit terms to its customers. The Group seeks to maintain strict control over its outstanding receivables and to minimise credit risk. Overdue balances are regularly reviewed by management. In view of the aforementioned and the fact that the Group's trade receivables relate to a certain 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 and unsecured. The carrying amounts of the trade receivables approximate to their fair values.

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

	As at 30 June 2015	As at 31 December 2014
	HK$'000	*HK$'000*
Within 30 days	**329**	92
31–60 days	**33**	33
61–90 days	**21**	19
Over 90 days	**225**	238
	608	382

The amount of trade receivables that were past due but not impaired is the same as the above amount shown in the ageing of trade receivables. Receivables that were past due but not impaired relate to a number of independent customers. Based on past experience, the directors of the Company are of the opinion that no provision for impairment is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are still considered fully recoverable.

11. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

	As at 30 June 2015 *HK$'000*	As at 31 December 2014 *HK$'000*
Prepayments	**501**	961
Deposit paid	**982**	3,443
Other receivables	**3,808**	21,702
	5,291	26,106
Less: Provisions for impairment of other receivables	**(1,604)**	(1,607)
	3,687	24,499
Less: Non-current portion	**(250)**	(301)
	3,437	24,198

12. TRADE PAYABLES

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

	As at 30 June 2015 *HK$'000*	As at 31 December 2014 *HK$'000*
Within 30 days	**100**	1,924
31–60 days	**7**	7
61–90 days	**984**	7
Over 90 days	**22,841**	22,487
	23,932	24,425

13. COMPARATIVE AMOUNTS

Certain amounts in the condensed consolidated financial statements for the period ended 30 June 2014 have been reclassified to be consistent with the current period presentation. These reclassifications have no effect on the previously reported loss for the prior period.

14. EVENTS OCCURRING AFTER THE REPORTING DATE

On 14 July 2015, the Company entered into the Settlement Agreement with Mr. Huang Shih Tsai, the Chairman and a substantial shareholder of the Company, pursuant to which the Company has conditionally agreed to allot and issue the Settlement Shares and Mr. Huang has conditionally agreed to subscribe for up to 714,285,714 Settlement Shares at the Subscription Price of HK$0.28 per Settlement Share by capitalising up to HK$200,000,000 of the amount outstanding under the loan advanced to the Group by Mr. Huang, subject to the terms and conditions set out in the Settlement Agreement.

MANAGEMENT DISCUSSION AND ANALYSIS

RESULTS

For the six months ended 30 June 2015, the Group recorded a turnover of approximately HK$3.49 million, representing a decrease of approximately 70.3% as compared to the turnover of approximately HK$11.76 million for the corresponding period of last year. The decrease in turnover was mainly resulted from the decrease in property sales and the decrease in rental income from Gold Coast Resort upon the expiry of the tenancy agreement on 31 March 2014.

Loss attributable to the shareholders was approximately HK$8.47 million for the six months ended 30 June 2015, representing a decrease of approximately 54.5% as compared to the loss of approximately HK$18.62 million recorded in the corresponding period of last year. The decrease in loss was mainly attributable to the significant decrease in the administrative and operating expenses and share of loss of an associate as a result of better cost controls carried out by the Group.

BUSINESS REVIEW

Property Development and Investment Business

The Gold Coast Project

The Company, through its indirect wholly-owned PRC subsidiary, owns a resort located in Baian Peninsula, Houmen Town, Haifeng County, Shanwei City, Guangdong Province, the PRC (the "Gold Coast Resort").

Gold Coast Resort is expected to be developed into a tourism property project, which will comprise various single-storey villas, five-star hotels and marina club facilities etc. The construction of Gold Coast Resort has commenced.

The Tanghai County Project

The Group has acquired 99.99% of equity interest of 唐山市曹妃甸區中泰信和房地產開發有限公司 (Tangshan Caofeidian Zhongtai Xinhe Real Estate Company Limited*) ("Tangshan Caofeidian") ("Tanghai Acquisition"), the major asset of which consists of the right of use of 唐海縣七農場通港水庫內側2號及3號島 (Nos. 2 and 3 Island inside Tonggang Reservoir of the Seventh Farm in Tanghai Province*).

The Group has paid a total sum of approximately RMB92,490,000 (equivalent to approximately HK$116,250,000) as consideration of the Tanghai Acquisition. The vendors of Tangshan Caofeidian are subject to pay the PRC individual income tax derived from the transfer of the equity interest of Tangshan Caofeidian. As at the date of completion of the Tanghai Acquisition, such PRC individual income tax had not been settled. It was agreed by the vendors that they will not require the Company to pay the remaining portion of the consideration of RMB12,000,000 (equivalent to approximately HK$15,083,000) until the outstanding PRC individual income tax is settled by them.

The Group has appointed several external firms to conduct reconnaissance and began designing work. As at the date of this announcement, the Group is at the preliminary stage to plan and design the ecological leisure living area or resort area.

The Daya Bay Project

The Company, through its indirect wholly-owned PRC subsidiary, owns 東方新天地大廈 (Eastern New World Square*), which is a comprehensive property development project with a total gross floor area of approximately 69,171.7 sq.m. located at No.1 Zhongxing Zhong Road, Aotou Town, Daya Bay, Huizhou City, Guangdong Province, the PRC.

The selling of the residential portion of Eastern New World Square has commenced in May 2013 and the revenue generated has contributed to the turnover of the Group for the six months ended 30 June 2015.

The Shanwei Projects

On 16 October 2013, the Group completed the acquisition of Jin Bao Cheng Project and Hong Hai Bay Project through a wholly-owned subsidiary of the Company from Mr. Huang Shih Tsai, the chairman and executive director of the Company. The details of Jin Bao Cheng Project and Hong Hai Bay Project are set out as below:

(1) Jin Bao Cheng Project

Jin Bao Cheng Project contains two parcels of land located on 中國廣東省汕尾市區汕尾大道 (Shanwei Main Road, Shanwei City, Guangdong Province, the PRC*), with a total site area of approximately 50,656 sq.m. and three 12-storey close to completion residential blocks erected thereon, among which, (a) one parcel of land is located on at the vicinity of 汕尾大道香洲頭地段西側與紅海大道交界口 (the junction of the western side of Shanwei Main Road, Xiangzhoutou Section and Honghai Main Road*), and (b) one parcel of land is located on at the vicinity of 汕尾大道荷包嶺段西側實力汽車修配廠後面與紅海大道交界口 (the junction of the western side of Shanwei Main Road, Hebaoling Section, behind the Shili Car Repair Factory and Honghai Main Road*).

Construction of Jin Bao Cheng Project has commenced and development of the remaining portion of Jin Bao Cheng Project is expected to be completed by the second half of 2015. Sales of residential portion of Jin Bao Cheng Project are expected to be commenced by the end of this year.

(2) Hong Hai Bay Project

Hong Hai Bay Project contains four parcels of land located at the vicinity of the junction of No. S241 Province Road and No. X141 County Road Shanwei City, Guangdong Province, the PRC with a total site area of approximately 273,534.2 sq.m., among which, (a) one parcel of land is located on 遮浪南澳旅遊區「湖仔山」東側 (the east of Wuzishan, Zhelang Nanao Tourist Area*), (b) one parcel of land is located on 遮浪街道宮前南澳路東 (Gongqian Nanao Road East, Zhelangjiedao*); and (c) two parcels of land are located on 遮浪街道南澳旅遊區灣灘坑 (Wantankeng, Zhelangjiedao Nanao Tourist Area*).

It is the Board's current intention to develop Hong Hai Bay Project into a tourist and entertainment complex with residential development with a total gross floor area of approximately 720,000 sq.m.. Development of Hong Hai Bay Project is expected to be completed by the second quarter of 2019 by stage.

The Heqing Project

On 16 December 2013, the Company and its wholly owned subsidiary, Great China Properties (Shanghai) Limited, entered into a cooperation agreement with Greenland Hong Kong Holdings Limited ("Greenland HK") and its subsidiaries, pursuant to which the parties to the cooperation agreement conditionally agree to jointly develop the two parcels of land located in Shanghai, the PRC (the "Land"), among which one parcel of land with boundaries East to land with Lot No. 13-02, West to Qingli Road, South to land with Lot No.13-02, North to South Huanqing Road, Heqing Town, Pudong New Area, Shanghai, the PRC* (上海浦東新區合慶鎮，四至範圍東至13-02地塊，西至上海市慶利路，南至13-02地塊，北至上海市環慶南路); and (b) one parcel of land with boundaries East to land with Lot No. 14-03, West to Lingyang Road, South to land with Lot No. 14-03, North to South Huanqing Road, Heqing Town, Pudong New Area, Shanghai, the PRC* (上海浦東新區合慶鎮，四至範圍東至14-03地塊，西至上海市淩楊路，南至14-03地塊，北至上海市環慶南路). The Land is intended to be used for commercial and office purposes.

On 10 January 2014, all the conditions precedent under the cooperation agreement had been satisfied and completion took place on the same date. Upon completion, each of the Company and Greenland HK holds a 50% stake in the project. The investment has been accounted for as interest in an associate using the equity method from the date of completion. Details please refer to the announcement of the Company dated 16 December 2013 and the circular of the Company dated 30 January 2014.

For the six months ended 30 June 2015, share of loss in associate of approximately HK$543,000 was recognised in the Group's consolidated statement of profit or loss. As at 30 June 2015, the Group's interest in an associate amounted to approximately HK$150.0 million.

BUSINESS OUTLOOK

With the moderate recovery of the macro economy, increasing urbanization and growing per capita wealth of Chinese citizens, demand on mid- to high-end commercial and tourism property development is likely to be driven up. The Group's business and future strategy will continue to be focusing on mid- to high-end commercial and tourism property development and investment. Riding on its solid foundation of existing projects, the Group remains on the lookout for high quality and cost effective investment opportunities to enhance investment returns, as well as to gradually diversify its income source.

CONTINUING CONNECTED TRANSACTION

Property Leasing Agreement

On 31 January 2013, 滙通天下控股(中國)有限公司 (Waytung Global Holding (China) Limited*) ("Waytung China"), a wholly-owned subsidiary of the Company, entered into a property leasing agreement ("Property Leasing Agreement") with 大中華國際集團(中國)有限公司 (Great China International Group (China) Limited*) ("GCI") in relation to the leasing of an office from GCI for a term of two years commencing from 1 February 2013 with three months rent-free period. GCI is indirectly wholly-owned by Mr. Huang Shih Tsai, a substantial shareholder, the chairman and the executive director of the Company. As such, GCI is a connected person of the Company. Accordingly, the transaction constitutes a continuing connected transaction of the Company.

According to the Property Leasing Agreement, Waytung China shall pay a monthly rental of RMB180,000 and a monthly management fee, air-conditioning and maintenance fees of RMB36,480. Annual review of such transaction has been carried out in accordance with the Listing Rules.

Upon the expiry of the Property Leasing Agreement, Waytung China and GCI entered into a second property leasing agreement on 30 April 2015 in relation to the lease of the office from 1 May 2015 to 30 April 2017 ("Second Property Leasing Agreement"). According to the Second Property Leasing Agreement, Waytung China shall pay a monthly rental of RMB202,500 and a monthly management fee, air-conditioning and maintenance fees of RMB41,040. Such transaction constitutes a continuing connected transaction of the Company. Please refer to the announcement of the Company dated 30 April 2015 for details of the transaction.

LIQUIDITY AND FINANCIAL RESOURCES

As at 30 June 2015, bank balances and cash of the Group amounted to approximately HK$5.65 million (31 December 2014: HK$6.55 million). The Group's total current assets as at 30 June 2015 amounted to approximately HK$563.73 million, which comprised properties held for sale, trade receivables, prepayments, deposits and other receivables, equity investments at fair value through profit and loss, tax recoverable, cash and bank balances. The Group's total current liabilities as at 30 June 2015 amounted to approximately HK$455.03 million, which comprised trade payables, other payables and accruals, amounts due to related companies, amounts due to substantial shareholders and tax payable.

As at 30 June 2015, the Group's borrowing included Renminbi borrowings equivalent to HK$46.64 million, which are repayable after one year. The outstanding borrowings are interest-bearing loans with fixed interest rates.

At 30 June 2015, the Group's gearing ratio, defined as total interest-bearing borrowings divided by total equity, was approximately 4.27%.

On 14 July 2015, the Company entered into a settlement agreement with Mr. Huang Shih Tsai ("Mr. Huang"), the chairman of the Board and a substantial shareholder of the Company, pursuant to which the Company conditionally agreed to allot and issue the settlement shares and Mr. Huang conditionally agreed to subscribe for up to 714,285,714 settlement shares at the subscription price of HK$0.28 per settlement share by capitalising up to HK$200 million of the amount outstanding under the loan owed by the Group to Mr. Huang, subject to the terms and conditions set out in the settlement agreement. Further details of the transaction will be disclosed in the circular which is currently expected to be despatched to the shareholders on or before 28 August 2015.

CAPITAL COMMITMENT

As at 30 June 2015, the Group had a total capital commitment of approximately HK$547.89 million, contracted for but not provided for in the financial statements, which comprised (i) approximately HK$307.12 million in respect of the construction and development of property development projects and (ii) approximately HK$240.77 million in respect of the loan contributions payable to an associate.

CONTINGENT LIABILITIES

As at 30 June 2015, the Group has given guarantees of approximately HK$3,795,000 (31 December 2014: HK$3,873,000) to banks for housing loans extended by the banks to the purchasers of the Group's properties for a period from the date of loans being granted to the purchasers up to the date of issuance of property title certificates to the purchasers.

CHARGES ON ASSETS

As at 30 June 2015, the Group had charged two pieces of land of Jin Bao Cheng Project worth HK$335.35 million (31 December 2014: 309.67 million) as security for an entrusted loan.

EMPLOYEES

As at 30 June 2015, the Group employed 99 employees (excluding directors) (31 December 2014: 111 employees) and the related staff costs amounted to approximately HK$3.57 million (31 December 2014: approximately HK$13.17 million. Staff remuneration packages, which are reviewed annually, include salary/wage and other benefits, such as medical insurance coverage, provident fund and share options.

SHARE OPTION SCHEME

The Company adopts a share option scheme on 23 May 2011 (the "2011 Share Option Scheme"). Particulars of share options outstanding under the 2011 Share Option Scheme at the beginning and at the end of the financial period for the six months ended 30 June 2015 and share options granted, exercised, lapsed or cancelled under the 2011 Share Option Scheme during such period are as follows:

Participants	Date of grant	Exercise period of share option	Exercise price of share options *HK$*	Number of share options held as at 1 January 2015	Granted during the six months ended 30 June 2015	Exercised during the six months ended 30 June 2015	Lapsed/ cancelled during the six months ended 30 June 2015	Number of share options held as at 30 June 2015
Directors								
Mr. Huang Shih Tsai	23/1/2013	23/1/2015 to 22/1/2023	0.440	1,000,000	–	–	–	1,000,000
Ms. Huang Wenxi	23/1/2013	23/1/2015 to 22/1/2023	0.440	1,000,000	–	–	–	1,000,000
Mr. Cheng Hong Kei	23/1/2013	23/1/2015 to 22/1/2023	0.440	1,000,000	–	–	–	1,000,000
Mr. Leung Kwan, Hermann	23/1/2013	23/1/2015 to 22/1/2023	0.440	1,000,000	–	–	–	1,000,000
Mr. Lum Pak Sum	23/1/2013	23/1/2015 to 22/1/2023	0.440	1,000,000	–	–	–	1,000,000
Sub-total				**5,000,000**	**–**	**–**	**–**	**5,000,000**
Employees	23/1/2013	23/1/2015 to 22/1/2023	0.440	500,000	–	–	–	500,000
Total				**5,500,000**	**–**	**–**	**–**	**5,500,000**

As at 30 June 2015, the Company had 5,500,000 share options outstanding under the 2011 Share Option Scheme.

DISCLOSURE OF INTERESTS

(a) Director's Interest and Short Positions in the securities of the Company and its associated corporations

As at 30 June 2015, the interests and short positions of the Directors and the chief executives of the Company in the Shares, underlying Shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) (i) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) which were required, pursuant to section 352 of the SFO to be entered in the register referred to therein; or (iii) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies contained in the Listing Rules, were as follows:

Long positions in the shares and underlying shares of the Company

		Number of Shares/underlying Shares interested				
Name of Directors	Capacity in which interests are held	Personal interests	Corporate interests	Underlying interests	Total	Approximate percentage of the issued share capital of the Company *(Note 1)*
Mr. Huang Shih Tsai *(Note 2)*	Beneficial Owner	1,834,672,476	–	14,490,000	1,849,162,476	55.82%
Ms. Huang Wenxi *(Note 3)*	Beneficial Owner	353,667,996	282,133,413	1,000,000	636,801,409	19.22%
Mr. Cheng Hong Kei *(Note 4)*	Beneficial Owner	–	–	1,000,000	1,000,000	0.03%
Mr. Leung Kwan, Hermann *(Note 4)*	Beneficial Owner	–	–	1,000,000	1,000,000	0.03%
Mr. Lum Pak Sum *(Note 4)*	Beneficial Owner	–	–	1,000,000	1,000,000	0.03%

Notes:

1. The percentage shareholding in the Company is calculated on the basis of 3,312,698,406 Shares in issue as at 30 June 2015.

2. The interest disclosed represents (i) Mr. Huang's personal interest in 1,834,672,476 shares; (ii) underlying interests in the remaining 13,490,000 underlying shares pursuant to an option deed dated 31 August 2009 entered into between Mr. Huang and CCB International Asset Management Limited; and (iii) 1,000,000 unlisted physically settled options granted pursuant to the 2011 Share Option Scheme.

3. The interest disclosed represents (i) Ms. Huang's personal interest in 353,667,996 shares; (ii) 282,133,413 shares held by Brilliant China Group Limited which is 100% owned by Ms. Huang; and (iii) 1,000,000 unlisted physically settled options granted pursuant to the 2011 Share Option Scheme.

4. The relevant interests are unlisted physically settled options granted pursuant to the 2011 Share Option Scheme.

Save as disclosed above, none of the Directors and chief executives of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) (i) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) which were required, pursuant to section 352 of the SFO to be entered in the register referred to therein; or (iii) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies contained in the Listing Rules.

INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

As at 30 June 2015, so far as is known to any Director or chief executive of the Company, the following person (other than a Director or chief executive of the Company) had interests or short positions in the Shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions Divisions 2 and 3 of Part XV of the SFO, or, who was, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any other member of the Group.

Long positions in the shares of the Company

Name of Shareholders	Type of interests	Total number of shares held	Approximate percentage holding of total issued shares %
Brilliant China Group Limited	Corporate *(Note 2)*	282,133,413	8.52

Notes:

1. The percentage shareholding in the Company is calculated on the basis of 3,312,698,406 Shares in issue as at 30 June 2015.

2. Brilliant China Group Limited ("Brilliant China") is a company 100% owned by Ms. Huang Wenxi. By virtue of the SFO, Ms. Huang is deemed to be interested in 282,133,413 Shares held by Brilliant China. Ms. Huang is the sole director of Brilliant China.

Save as disclosed above, as at 30 June 2015, the Company has not been notified of any other person (other than a Director or chief executive of the Company) had interests or short positions in the Shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions Divisions 2 and 3 of Part XV of the SFO, or, who was, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any other member of the Group.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the six months period ended 30 June 2015.

CORPORATE GOVERNANCE

The Company has adopted and complied generally with the code provisions of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules throughout the six months period ended 30 June 2015.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transaction by Directors of listed companies (the "Model Code") set out in Appendix 10 of the Listing Rules as its own code of conduct regarding securities transactions by the directors. Having made specific enquiry of all directors, they confirmed that they have complied with the required standard set out in the Model Code throughout the six months ended 30 June 2015.

CHANGE OF DIRECTORS AND SENIOR MANAGEMENT

Ms. So Chit Fun Lydia resigned as the company secretary of the Company with effect from 17 May 2015 due to her career development. Mr. Ho Kam Kin was appointed as the financial controller and company secretary of the Company with effect from 2 June 2015.

Save as disclosed above, there is no change in the composition of the Board nor the senior management of the Company for the six months period ended 30 June 2015.

CHANGES OF INFORMATION OF DIRECTORS

Pursuant to Rule 13.51B(1) of the Listing Rules, changes of information of the directors of the Company are listed as below:

1. Mr. Lum Pak Sum has been appointed as the independent non-executive director of i-Control Holdings Limited (listed on the Stock Exchange, stock code: 8355) with effect from 11 May 2015.

2. Mr. Lum Pak Sum has resigned as the non-executive director of Orient Securities International Holdings Limited (listed on the Stock Exchange, stock code: 8001) with effect from 1 July 2015.

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

AUDIT COMMITTEE

Pursuant to the requirements of the Corporate Governance Code and the Listing Rules, the Company has established an audit committee (the "Audit Committee") comprising all three Independent Non-executive Directors, namely Mr. Cheng Hong Kei (Chairman of the Audit Committee), Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum. The Audit Committee has reviewed the unaudited interim financial statements of the Group for the six months ended 30 June 2015.

By Order of the Board
Great China Properties Holdings Limited
Huang Shih Tsai
Chairman

Hong Kong, 25 August 2015

As at the date of this announcement, the Board comprises two Executive Directors, namely Mr. Huang Shih Tsai (Chairman) and Ms. Huang Wenxi (Chief Executive Officer), three Independent Non-executive Directors, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum.

Please also refer to the published version of this announcement on the Company's website http://www.greatchinaproperties.com.

* *For identification purpose only*