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TIMES PROPERTY
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TIMES PROPERTY HOLDINGS LIMITED
時代地產控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1233)

ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2015

ANNUAL RESULTS HIGHLIGHTS

– Contracted sales for the year of RMB19.51 billion, representing an increase of 28.1% as compared with last year;

– Turnover for the year of RMB13,638.2 million, representing an increase of 30.9% as compared with last year;

– Profit for the year of RMB1,551.1 million, representing an increase of 14.6% as compared with last year;

– Core net profit for the year (profit for the year excluding changes in fair values of investment properties and the derivative component of the convertible bonds, net of the impact of the related deferred tax) increased to RMB1,477.3 million, representing an increase of 12.3% as compared with last year;

– Profit attributable to the owners of the Company of RMB1,420.6 million, representing an increase of 11.1% as compared with last year;

– Gross profit margin and net core profit margin for the year of 26.0% and 10.8% respectively;

– Basic earnings per share for the year of RMB82 cents, representing an increase of 10.8% as compared with last year;

– Cash and bank balances of RMB8.75 billion as at 31 December 2015;

– The Board proposed a final dividend of RMB15.63 cents per share for the year ended 31 December 2015.

RESULTS

The board (the "Board") of directors (the "Directors") of Times Property Holdings Limited (the "Times Property" or the "Company") is pleased to announce the audited consolidated annual results of the Company and its subsidiaries (collectively, the "Group") for the year ended 31 December 2015 as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2015

	Notes	2015 RMB'000	2014 RMB'000
REVENUE	4	**13,638,163**	10,418,948
Cost of sales		**(10,091,717)**	(7,232,639)
GROSS PROFIT		**3,546,446**	3,186,309
Other income and gains	4	**130,376**	104,526
Selling and marketing costs		**(487,988)**	(483,398)
Administrative expenses		**(342,988)**	(304,343)
Other expenses		**(49,105)**	(40,482)
Finance costs	6	**(175,131)**	(231,959)
Share of profits and losses of associates and joint ventures		**(298)**	4,160
PROFIT BEFORE TAX	5	**2,621,312**	2,234,813
Income tax expense	7	**(1,070,244)**	(881,131)
PROFIT FOR THE YEAR		**1,551,068**	1,353,682
Attributable to:			
Owners of the Company		**1,420,590**	1,279,026
Non-controlling interests		**130,478**	74,656
		1,551,068	1,353,682
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic			
– For profit for the year	8	**RMB82 cents**	RMB74 cents
Diluted			
– For profit for the year	8	**RMB74 cents**	RMB72 cents

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2015

	2015 *RMB'000*	2014 *RMB'000*
PROFIT FOR THE YEAR	**1,551,068**	1,353,682
OTHER COMPREHENSIVE LOSS		
Other comprehensive loss to be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**(259,081)**	(21,562)
OTHER COMPREHENSIVE LOSS FOR THE YEAR	**(259,081)**	(21,562)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**1,291,987**	1,332,120
Attributable to:		
Owners of the Company	**1,161,509**	1,257,464
Non-controlling interests	**130,478**	74,656
	1,291,987	1,332,120

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2015

	Notes	2015 RMB'000	2014 RMB'000
NON-CURRENT ASSETS			
Property, plant and equipment		**1,005,291**	885,012
Prepaid land lease payments		**1,545,738**	1,385,474
Investment properties		**1,352,680**	1,397,940
Investments in joint ventures		**190,708**	–
Investments in associates		**49,471**	49,465
Available-for-sale investments		**82,018**	20,000
Deferred tax assets		**276,951**	209,574
Prepayments, deposits and other receivables		**612,531**	–
Total non-current assets		**5,115,388**	3,947,465
CURRENT ASSETS			
Prepaid land lease payments		**–**	1,041,121
Properties under development		**20,103,866**	17,304,980
Completed properties held for sale		**3,439,256**	1,777,273
Trade receivables	10	**1,977,560**	1,224,877
Prepayments, deposits and other receivables		**5,619,077**	1,872,581
Amounts due from joint ventures		**207,153**	–
Amount due from an associate		**351,610**	222,110
Tax prepayments		**307,145**	276,560
Restricted bank deposits		**3,907,868**	2,691,848
Cash and cash equivalents		**4,841,360**	2,725,737
Total current assets		**40,754,895**	29,137,087
CURRENT LIABILITIES			
Trade payables	11	**3,714,873**	3,556,068
Other payables and accruals		**14,671,276**	10,717,343
Interest-bearing bank loans and other borrowings		**359,114**	1,786,277
Tax payable		**1,239,114**	937,256
Total current liabilities		**19,984,377**	16,996,944
NET CURRENT ASSETS		**20,770,518**	12,140,143
TOTAL ASSETS LESS CURRENT LIABILITIES		**25,885,906**	16,087,608

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 31 December 2015

	2015 *RMB'000*	2014 *RMB'000*
TOTAL ASSETS LESS CURRENT LIABILITIES	**25,885,906**	16,087,608
NON-CURRENT LIABILITIES		
Interest-bearing bank loans and other borrowings	**15,331,068**	9,005,104
Convertible bonds	**277,931**	318,105
Deferred tax liabilities	**1,018,912**	1,047,344
Total non-current liabilities	**16,627,911**	10,370,553
Net assets	**9,257,995**	5,717,055
EQUITY		
Equity attributable to owners of the Company		
Share capital	**135,778**	135,778
Reserves	**6,963,950**	5,302,439
	7,099,728	5,438,217
Non-controlling interests	**2,158,267**	278,838
Total equity	**9,257,995**	5,717,055

NOTES TO FINANCIAL STATEMENTS

For the year ended 31 December 2015

1. CORPORATE INFORMATION

The Company was incorporated in the Cayman Islands on 14 November 2007 under the name of Times Property (Holdings) Co., Limited as an exempted company with limited liability under the Companies Law, Cap. 22 of the Cayman Islands. Pursuant to a special resolution passed on 24 January 2008, the Company's name was changed from Times Property (Holdings) Co., Limited to Times Property Holdings Limited. The registered office address is Clifton House, 75 Fort Street, P.O. Box 1350, Grand Cayman, KY1-1108, Cayman Islands.

The Company is an investment holding company. During the year, the Company's subsidiaries were mainly involved in property development, property leasing and property management in the People's Republic of China (the "PRC").

In the opinion of the Directors, the immediate holding company of the Company is Asiaciti Enterprises Ltd. ("Asiaciti"), which was incorporated in the British Virgin Islands ("BVI") and the ultimate holding company is Renowned Brand Investments Limited ("Renowned Brand"), which was incorporated in BVI. Renowned Brand is wholly owned by Mr. Shum Chiu Hung ("Mr. Shum"), the founder of the Group.

The Company's shares were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on 11 December 2013.

2.1 BASIS OF PREPARATION

The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards ("IFRSs") (which comprise all International Financial Reporting Standards, International Accounting Standards ("IASs") and Interpretations) issued by the International Accounting Standards Boards, accounting principles generally accepted in Hong Kong and the disclosure requirement of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties, the embedded financial derivative component of the convertible bonds and certain other payables included in the other payables and accruals, which have been measured at fair value. The consolidated financial statements are presented in Renminbi ("RMB") and all values are rounded to the nearest thousand except when otherwise indicated.

Basis of consolidation

The consolidated financial statements include the financial statements of the Group for the year ended 31 December 2015.

A subsidiary is an entity (including a structured entity), directly or indirectly controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

(a) the contractual arrangement with the other vote holders of the investee;

(b) rights arising from other contractual arrangements; and

(c) the Group's voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described in the accounting policy for subsidiaries below. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

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

Amendments to IAS 19	*Defined Benefit Plans: Employee Contributions*
Annual Improvements 2010-2012 Cycle	*Amendments to a number of IFRSs*
Annual Improvements 2011-2013 Cycle	*Amendments to a number of IFRSs*

The adoption of the above revised standards has had no significant financial effect on these financial statements.

In addition, the requirements of Part 9 "Accounts and Audit" of the Hong Kong Companies Ordinance (Cap. 622) came into effect for the first time during the current financial year. The main impact to the financial statements is on the presentation and disclosure of certain information in the financial statements.

2.3 ISSUED BUT NOT YET EFFECTIVE INTERNATIONAL FINANCIAL REPORTING STANDARDS

IFRS 9	*Financial Instruments* [2]
Amendments to IFRS 10 and IAS 28	*Sales or Contribution of Assets between an Investor and its Associate or Joint Venture* [4]
Amendments to IFRS 11	*Accounting for Acquisitions of interests in Joint Operations* [1]
IFRS 14	*Regulatory Deferral Accounts* [3]
IFRS 15	*Revenue from Contracts with Customers* [2]
Amendments to IAS 16 and IAS 38	*Clarification of Acceptable Methods of Depreciation and Amortisation* [1]
Amendments to IAS 16 and IAS 41	*Agriculture: Bearer Plants* [1]
Amendments to IAS 27	*Equity Method in Separate Financial Statements* [1]
Amendments to IAS 1	*Discourse Initative* [1]
Amendments to IFRS 10, IFRS 12 and IAS 28	*Investment Entities: Applying the Consolidation Exception* [1]
Annual Improvements 2012-2014 Cycle	*Amendments to a number of IFRSs* [1]

1 Effective for annual periods beginning on or after 1 January 2016
2 Effective for annual periods beginning on or after 1 January 2018
3 Effective for an entity that first adopts IFRSs for its annual financial statements beginning on or after 1 January 2016 and therefore is not applicable to the Group
4 No mandatory effective date yet determined but is available for adoption

The Group is in the process of making an assessment of the impact of these new and revised IFRSs upon initial application. So far, the Group considers that these new and revised IFRSs may result in changes in accounting policies but are unlikely to have a significant impact on the Group's results of operations and financial position.

3. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into the following reportable operating segments:

(a) Property development: Development and sale of properties

(b) Property leasing: Property leasing (including lease of self-owned properties and sublease of leased properties)

(c) Property management: Provision of property management services

The property development projects undertaken by the Group during the year were all located in the PRC.

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 or loss, which is a measure of adjusted profit or loss before tax. The adjusted profit or loss before tax is measured consistently with the Group's profit before tax except that interest income, finance costs, share of profits and losses of associates, and joint ventures as well as head office and corporate income and expenses are excluded from this measurement.

The Group's revenue from external customers is derived solely from its operations in the PRC. Except for the Group's certain available-for-sale investment amounting to USD10,000,000 (approximately equivalent to RMB62,018,000) and the Company's property, plant and equipment of RMB4,972,000, the Group's non-current assets are located in the PRC.

Segment assets exclude investments in joint ventures, investments in associates, available-for-sale investments, deferred tax assets, amounts due from joint ventures, amount due from an associate, tax prepayments, restricted bank deposits, cash and cash equivalents and other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude interest-bearing bank loans and other borrowings, tax payable, convertible bonds, deferred tax liabilities, and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

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

Segment revenue, segment results and other segment information for the year 2015, and segment assets and liabilities as at 31 December 2015 are presented below:

Year ended 31 December 2015	**Property development**	**Property leasing**	**Property management**	**Total**
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*
Segment revenue				
Sales to external customers	**13,225,336**	**244,625**	**168,202**	**13,638,163**
Segment results	**2,640,665**	**73,376**	**12,990**	**2,727,031**
Reconciliation:				
Interest income				**19,783**
Changes in fair value of the derivative component of the convertible bonds				**63,033**
Unallocated corporate expenses				**(13,106)**
Finance costs				**(175,131)**
Share of profits and losses of associates and joint ventures				**(298)**
Profit before tax				**2,621,312**
Segment assets	**33,314,330**	**2,306,931**	**29,384**	**35,650,645**
Reconciliation:				
Unallocated assets				**10,219,638**
Total assets				**45,870,283**
Segment liabilities	**17,599,376**	**273,589**	**158,885**	**18,031,850**
Reconciliation:				
Unallocated liabilities				**18,580,438**
Total liabilities				**36,612,288**
Other segment information				
Depreciation	**(25,359)**	**(49,895)**	**(3,642)**	**(78,896)**
Fair value gains on investment properties	**–**	**14,250**	**–**	**14,250**

Segment revenue, segment results and other segment information for the year 2014, and segment assets and liabilities as at 31 December 2014 are presented below:

Year ended 31 December 2014	Property development	Property leasing	Property management	Total
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*
Segment revenue				
Sales to external customers	10,094,519	196,545	127,884	10,418,948
Segment results	2,406,776	72,299	(2,002)	2,477,073
Reconciliation:				
Interest income				17,900
Changes in fair value of the derivative component of the convertible bonds				(4,767)
Unallocated corporate expenses				(27,594)
Finance costs				(231,959)
Share of profits and losses of associates				4,160
Profit before tax				2,234,813
Segment assets	24,569,232	2,296,916	23,110	26,889,258
Reconciliation:				
Unallocated assets				6,195,294
Total assets				33,084,552
Segment liabilities	13,909,081	274,437	89,893	14,273,411
Reconciliation:				
Unallocated liabilities				13,094,086
Total liabilities				27,367,497
Other segment information				
Depreciation	(18,804)	(42,390)	(320)	(61,514)
Fair value gains on investment properties	–	57,800	–	57,800

4. REVENUE, OTHER INCOME AND GAINS

Revenue, which is also the Group's turnover, represents the gross proceeds from the sale of properties, gross rental income received and receivables and property management fee income, net of business tax and surcharges during the year.

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

	2015	2014
	RMB'000	*RMB'000*
Revenue		
Sale of properties	**13,225,336**	10,094,519
Gross rental income from:		
lease of self-owned properties	**42,533**	42,574
sublease of leased properties	**202,092**	153,971
Property management fee income	**168,202**	127,884
	13,638,163	10,418,948
Other income		
Bank interest income	**19,783**	17,900
Others	**14,302**	11,374
	34,085	29,274
Gains, net		
Fair value gain on derivative component of the convertible bonds	**63,033**	–
Gain on disposal of a subsidiary	**12**	–
Fair value gains on investment properties	**14,250**	57,800
Foreign exchange gain, net	**18,996**	6,714
Gain on early repayment of debts to independent investors	**–**	10,738
	96,291	75,252
	130,376	104,526

5. PROFIT BEFORE TAX

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

	2015	2014
	RMB'000	*RMB'000*
Cost of properties sold	**9,819,085**	7,006,867
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	**3,459**	3,146
Direct operating expenses (including rental and depreciation of leasehold improvements) arising on the subleasing business	**124,776**	102,154
Cost of property management service provided	**144,397**	120,472
Depreciation	**78,896**	61,514
Changes in fair value of investment properties	**(14,250)**	(57,800)
Auditors' remuneration	**6,178**	4,911
Employee benefit expense (excluding directors' remuneration):		
Wages and salaries	**336,193**	299,462
Pension scheme contributions	**13,538**	13,408
Less: Amount capitalised in properties under development	**(177,369)**	(166,176)
	172,362	146,694
Minimum lease payments under operating leases regarding office premises and leased properties for the subleasing business	**86,142**	90,906
Loss on disposal of items of property, plant and equipment	**1,054**	235
Foreign exchange gain, net	**(18,996)**	(6,714)
Gain on early repayment of debts to independent investors	**–**	(10,738)
Rental income on investment properties less direct operating expenses of RMB3,459,000 (2014: RMB3,146,000)	**(39,074)**	(39,428)
Fair value loss on available–for-sale investments (transfer from equity on disposal)	**–**	646
Changes in fair value of the derivative component of the convertible bonds	**(63,033)**	4,767

6. FINANCE COSTS

	2015	2014
	RMB'000	*RMB'000*
Interest expense	**1,265,819**	1,189,069
Less: Interest capitalised	**(1,090,688)**	(957,110)
	175,131	231,959

7. INCOME TAX EXPENSE

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which members of the Group are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and BVI, the entities of the Group which were incorporated in the Cayman Islands and BVI are not subject to any income tax. The Group was not liable for income tax in Hong Kong as the Group did not have any assessable income arising in Hong Kong during the year.

PRC corporate income tax

The PRC corporate income tax ("CIT") in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for each of the years, based on the existing legislation, interpretations and practices in respect thereof.

Except for Guangzhou Ruixian Landscaping Co., Ltd., Guangzhou Fengdu Trading Co., Ltd. and Guangzhou Zhuorui Trading Co., Ltd., other subsidiaries of the Group operating in Mainland China are subject to the PRC corporate income tax rate of 25% during the year. Corporate income tax for Guangzhou Ruixian Landscaping Co., Ltd., Guangzhou Fengdu Trading Co., Ltd. and Guangzhou Zhuorui Trading Co., Ltd is levied on a deemed basis at a rate of 2.75%, 2.50% and 2.50% of their respective revenue amounts, respectively.

PRC land appreciation tax

According to the requirements of the Provisional Regulations of the PRC on Land Appreciation Tax ("LAT") (中華人民共和國土地增值稅暫行條例) effective from 1 January 1994 and the Detailed Implementation Rules on the Provisional Regulations of the PRC on LAT (中華人民共和國土地增值稅暫行條例實施細則) effective from 27 January 1995, all income from the sale or transfer of state-owned land use rights and buildings in the PRC (being the proceeds from sales of properties less deductible expenditures including borrowing costs and property development expenditures) is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation of land value with an exemption provided for property sales of ordinary residential properties (普通標準住宅) if their appreciation values do not exceed 20% of the sum of the total deductible items.

During the year, the Group estimated and made provision for LAT according to the requirements set forth in the relevant PRC tax laws and regulations. The actual LAT liabilities are subject to the determination by the tax authorities upon completion of the property development projects and the LAT determined by the tax authorities might be different from the basis on which the provision for LAT is calculated.

	2015	2014
	RMB'000	*RMB'000*
Current:		
PRC CIT	**719,564**	677,864
LAT	**480,919**	538,414
Overprovision for LAT in prior years	**–**	(33,404)
Deferred	**(130,239)**	(301,743)
Total tax charge for the year	**1,070,244**	881,131

A reconciliation of the tax expense applicable to profit before tax using the statutory tax rate to the tax expense at the effective tax rate, and a reconciliation of the applicable rate (i.e., the statutory tax rate) to the effective tax rate, are as follows:

	2015		2014	
	RMB'000	***%***	*RMB'000*	*%*
Profit before tax	**2,621,312**		2,234,813	
Tax at the PRC statutory tax rate	**655,328**	**25.0**	558,703	25.0
Effect of different income tax regimes of certain companies	**71**	**–**	177	–
Income not subject to tax	**(15,788)**	**(0.6)**	(1,471)	(0.1)
Expenses not deductible for tax	**42,845**	**1.6**	39,157	1.8
Provision for LAT	**461,888**	**17.6**	361,202	16.1
Tax effect of LAT	**(115,472)**	**(4.4)**	(90,300)	(4.0)
Tax losses not recognised	**41,744**	**1.6**	30,385	1.4
Tax losses utilised from previous periods	**(2,645)**	**(0.1)**	(31,052)	(1.4)
Profits and losses attributable to associates and joint ventures	**75**	**–**	(1,040)	(0.1)
Withholding taxes on undistributed profits of the subsidiaries in the PRC	**2,198**	**0.1**	15,370	0.7
Tax charge at the Group's effective rate	**1,070,244**	**40.8**	881,131	39.4

8. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of the basic earnings per share amount is based on the profit attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares of 1,722,960,000 (2014: 1,722,960,000) in issue during the year.

	2015	2014
Profit attributable to ordinary equity holders of the Company (RMB'000)	**1,420,590**	1,279,026
Weighted average number of ordinary shares in issue (in thousands)	**1,722,960**	1,722,960
Basic earnings per share (RMB cents per share)	**82**	74

The diluted earnings per share amount is calculated by adjusting the profit attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares into ordinary shares. The Company's dilutive potential ordinary shares are derived from the convertible bonds. In calculating the diluted earnings per share, the convertible bonds are assumed to have been converted into ordinary shares, and the net profit is adjusted to eliminate the interest expenses charged to the consolidated statement of profit or loss and changes in fair value of the derivative component of the convertible bonds less the tax effect, if applicable.

	2015	2014
Profit attributable to ordinary equity holders of the Company (RMB'000)	**1,420,590**	1,279,026
Interest expenses charged to the consolidated statement of profit or loss for the year (RMB'000)	**–**	–
Changes in fair value of the derivative component of the convertible bonds (RMB'000)	**(63,033)**	4,767
Profit used to determine diluted earnings per share (RMB'000)	**1,357,557**	1,283,793
Weighted average number of ordinary shares in issue (in thousand)	**1,722,960**	1,722,960
Assumed conversion of the convertible bonds (in thousands)	**110,857**	48,291
Weighted average number of ordinary shares for diluted earnings per share (in thousand)	**1,833,817**	1,771,251
Diluted earnings per share (RMB cents per share)	**74**	72

9. DIVIDENDS

The proposed 2014 final dividend of RMB14.34 cents per share, totalling RMB247,135,000 was approved by the Company's shareholders (the "Shareholders") at the annual general meeting held on 29 May 2015 and was distributed in July 2015.

The board of directors recommended the payment of a final dividend of RMB15.63 cents per share, totalling of approximately RMB269,374,000 for the year ended 31 December 2015 (2014: RMB14.34 cents).

The proposed final dividend for the year is subject to the approval of the Shareholders at the forthcoming annual general meeting.

10. TRADE RECEIVABLES

The Group's trade receivables mainly arise from the sale of properties. Considerations in respect of the properties sold are payable by the purchasers in accordance with the terms of the related sale and purchase agreements. Trade receivables are non-interest-bearing. The carrying amounts of trade receivables approximate to their fair values due to their short term maturity.

An aged analysis of the trade receivables as at the end of the reporting period is as follows:

	2015	2014
	RMB'000	*RMB'000*
Within 3 months	**1,047,645**	1,087,096
4 to 6 months	**240,718**	6,148
7 to 12 months	**468,548**	13,612
Over 1 year	**220,649**	118,021
	1,977,560	1,224,877

The balances of the trade receivables as at 31 December 2015 and 2014 were neither past due nor impaired and related to a large number of diversified customers for whom there was no recent history of default.

11. 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:

	2015	2014
	RMB'000	*RMB'000*
Within 1 year	**3,147,891**	2,681,934
Over 1 year	**566,982**	874,134
	3,714,873	3,556,068

The trade payables are unsecured, non-interest-bearing and repayable within the normal operating cycle or on demand.

The fair values of trade payables at the end of the reporting period approximate to their corresponding carrying amounts due to their relatively short term maturity.

CHAIRMAN'S STATEMENT

Dear Shareholders,

On behalf of the Board, I am pleased to present the annual results of the Group for the year ended 31 December 2015.

1. PERFORMANCE

For the year ended 31 December 2015, the Group recorded revenue of RMB13,638.2 million, representing an increase of 30.9% over last year; profit for the year amounted to RMB1,551.1 million, representing an increase of 14.6% over last year; profit attributable to owners of the Company amounted to RMB1,420.6 million, representing an increase of 11.1% over last year; and basic earnings per share of RMB82 cents, representing an increase of 10.8% over last year. The Board recommended the payment of a final dividend of RMB15.63 cents per share.

2. REVIEW OF YEAR 2015

In 2015, the real estate market in the PRC steadily developed and showed a positive rebound. The PRC government implemented a series of monetary, financial and taxation policies beneficial for the revival of the real estate market, which replaced the restrictive measures in the early stage with more free market features. Stimulated by such incentives, the real estate market showed an increasing transaction trend. The prices and quantities of transactions have both gone up in some first-tier and second-tier cities, as well as economically developed regions and provinces. The trend of real estate market of the year is in line with our judgment. Being close to the market and keeping pace of sales of the projects, the Group carried out more progressive sales strategies, strived to market properties and increase efficiency of capital return, and facilitated steady growth of sales. For the year ended 31 December 2015, the Group, benefited from the advantage resulted from the high quality land reserve and differentiated competition strategy, achieved a contracted sales amount of RMB19.51 billion, exceeding the contracted sales target for the entire year, representing an increase of 28.1% over last year.

The Group adhered to its strategy of deepening its foothold in the key cities in the Pearl River Delta such as Guangzhou, Foshan and Zhuhai.

The Group actively expanded its land reserve through various means, including participation in government's land auctions, city redevelopment projects, greenfield development projects, cooperation with other parties and acquisition of target companies, which laid a solid foundation for obtaining sufficient supply of land. During the last year, the Group adhered to our prudent strategy of investing in the economically developed cities in the Pearl River Delta region such as Guangzhou and Foshan. During the year, the Group acquired a total of thirteen land parcels with total planned gross floor area (the "GFA") of 1.957 million square meters.

Meanwhile, the Group continued its prudent financial strategy while ensuring sufficient land reserve and units available for sale. It also expanded its financing channels by leveraging on onshore and overseas platforms, which helped improve our debt structure. In 2015, the Group raised approximately RMB6.7 billion by issuance of domestic corporate bonds and senior notes. Such expansion of financing channels helped guarantee the provision of sufficient funds for the Group and therefore was favorable to our continuous growth of business size and profitability and is also capable of supporting the Group to capture opportunities arising from the forthcoming phase of relatively fast growth in the residential property market of China.

3. OUTLOOK FOR YEAR 2016

Looking forward to 2016, China's economic growth may slow down. However, with the progress of urbanisation and the further integration of the real estate market, together with the quality operational management and the insightful strategic performance of the Group, sustainable growth is expected in the future.

China's residential real estate market currently appears to be healthy and strategically active as a result of adjustment in the industry in the past three years. In 2016, the Group will continue to conduct research relating to investment plans, product positioning, cost setting and service standard based on the rigid demands as well as demands for improved housing conditions of customers. We will insist on implementing an active sales policy and ensure quality growth.

China has widely embraced megadata. The development of mobile internet and smart technology has impacted each industry. I firmly believe that the real estate market will face brand new development opportunities in the future. The Group will proactively participate in the renovation and reconstruction of the Pearl River Delta cities in order to acquire high quality land reserves. The Group will actively promote the rapid development of related businesses derived from its real estate business and cultivate new business drivers. Additionally, we will proactively take advantage of the relatively loose domestic financial and taxation policies and the environment of the capital market to further optimise the Group's financing structure, promote sales of projects, enhance the Group's general value.

4. ACKNOWLEDGMENT

On behalf of the Board, I would like to take this opportunity to extend our gratitude to the purchasers of our projects, all employees, business partners and investors of Times Property for their support and trust in last year.

Looking ahead, Times Property will adhere to its mission of "empowering more people to live with a lifestyle they are seeking for" and continue to pursue its operational philosophy of "surprising our customers with quality and moving our customers with our services". Meanwhile, we will strive to create the highest value for our Shareholders and provide better products and services to the purchasers of our projects.

Shum Chiu Hung
Chairman of the Board, Executive Director and Chief Executive Officer

22 February 2016

BUSINESS REVIEW

Overview

For 2015, the Group's operations recorded a revenue of RMB13,638.2 million, representing an increase of 30.9% when compared with that of 2014. Profit for 2015 amounted to RMB1,551.1 million, representing an increase of 14.6% when compared with 2014. The core net profit for 2015, excluding changes in fair values of investment properties and the derivative component of the convertible bonds, net of the impact of the related deferred tax, increased to RMB1,477.3 million, representing an increase of 12.3% when compared with that of 2014. Profit attributable to the owners of the Company amounted to RMB1,420.6 million, representing an increase of 11.1% as compared to that of 2014. Basic earnings per share and diluted earnings per share for 2015 were RMB82 cents (2014: RMB74 cents) and RMB74 cents (2014: RMB72 cents), respectively.

Property Development

The Group focuses on the major core cities in the Pearl River Delta area. As at 31 December 2015, the Group had in total 36 major projects on various stages, including 35 projects in major cities of Guangdong Province, namely, Guangzhou, Foshan, Zhongshan, Zhuhai and Qingyuan, and 1 project in Changsha, Hunan Province. For 2015, with its outstanding operating capability and high quality projects situated in prime locations, the Group still managed to accomplish expected contracted sales for the year. For 2015, the Group's contracted sales(1) amounted to approximately RMB19.51 billion with total GFA of approximately 2,165,000 sq.m.. The Group focuses in its projects on peripheral facilities, seeking to enhance customers' experience in art and to fulfill needs of the middle to upper class households.

Note 1: Contracted sales is summarised based on sale and purchase agreements and purchase confirmation agreements.

The table below illustrates the contracted sales achieved by the Group by region for 2015:

Region	**Available for sale project numbers**	**Contracted sales area** *(sq.m.)*	**Contracted sales amount** *(RMB million)*	**Percentage of total** *(%)*
Guangzhou	10	551,462	7,316	37.5
Foshan	11	545,105	4,839	24.8
Zhuhai	5	481,241	4,179	21.4
Zhongshan	2	113,118	801	4.1
Qingyuan	2	312,440	1,486	7.6
Changsha	1	161,634	887	4.6
Total	31	2,165,000	19,508	100.0

The contracted sales target for 2016 is expected to be of approximately RMB21.5 billion.

Properties for Leasing and Sub-leasing

As at 31 December 2015, the Group held a GFA of approximately 35,363 sq.m. and 277 car parking spaces at Times Property Center for rental purposes and the GFA for Guangzhou Zhide Commercial Management Co., Ltd. ("Guangzhou Zhide") and its subsidiary for sub-leasing purposes was approximately 278,438 sq.m.. For 2015, the Group's rental income amounted to RMB244.6 million, contributing to 1.8% of the total turnover.

Property Management Services

Property management fee income represents revenue generated from property management services provided in relation to delivered properties. For 2015, the Group provided property management services for 37 project phases. The Group's revenue from property management services increased from RMB127.9 million for 2014 to RMB168.2 million for 2015. This increase was primarily due to the increase in the number of project phases that the Group managed with the delivery of the properties we made in 2015.

Land Reserves

As at 31 December 2015, the Group had total land reserves of approximately 10.6 million sq.m., which the Group believes will be sufficient to support the Group's development need for the next three to five years. The table below sets forth the information of land reserves in major cities that the Group has established footholds:

Region	**Total land reserves** *(sq.m.)*	*(%)*
Guangzhou	1,709,044	16.2
Foshan	1,873,802	17.7
Zhuhai	1,653,383	15.7
Zhongshan	189,836	1.8
Qingyuan	3,388,479	32.1
Changsha	1,746,896	16.5
Total	10,561,440	100.0

The following table sets forth the GFA breakdown of the Group's land reserves by planned use as at 31 December 2015:

Planned Use	**Total land reserves** *(sq.m.)*	*(%)*
Residential	7,874,589	74.6
Commercial	454,812	4.3
Others *(Note)*	2,232,039	21.1
Total	10,561,440	100.0

Note: Others mainly comprises car parks and ancillary facilities.

Portfolio of Property Development Projects

The table below is a summary of the portfolio of property development projects as at 31 December 2015[(1)].

Project	Project type	Actual/expected completion dates	Site area *(sq.m.)*	Completed GFA for sale[(2)(4)] *(sq.m.)*	Completed Other GFA[(3)] *(sq.m.)*	Under development/ future development GFA[(4)] *(sq.m.)*	Under development/ future development Other GFA[(3)] *(sq.m.)*	Pre-sold *(sq.m.)*	Ownership interest[(5)] *(%)*
Guangzhou									
Times Bund	Residential and commercial	2013-2016	92,123	3,822	50,432	34,870	22,405	52,251	99
Ocean Times	Residential and commercial	2011-2015	390,061	44,125	56,735	–	–	38,715	100
Times Peanut II	Residential and commercial	2014	32,891	1,555	28,786	–	–	24,664	70
Times King City (Guangzhou)	Residential and commercial	2014-2015	60,238	96	53,468	–	–	53,387	100
Guangzhou Tianhe Project (Pige Factory Project)	Industrial[(6)]	Pending	–	–	–	–	–	–	51
Guangzhou Tiansi Project (Qingchu Shiliu Gang Project)	Industrial[(7)]	Pending	–	–	–	–	–	–	70
Guangzhou Wuyang Paint Factory Project	Apartment and commercial	2015	17,480	5,031	14,115	–	–	9,647	50
Times Cloud Atlas (Guangzhou)	Residential and commercial	2016-2017	45,593	–	–	136,640	51,061	146,757	100
Time Bridges (Zengcheng)	Residential and commercial	2017	93,756	–	–	212,520	100,905	110,741	100
Luogang Kaiyuan Road Project	Residential and commercial	2017	70,648	–	–	200,212	76,800	90,617	51
Nansha Times Long Island Project	Residential and commercial	2016-2018	71,310	–	–	228,167	82,389	–	60
Guangzhou Huadu Jinghu Avenue Project	Residential and commercial	2018	30,579	–	–	76,143	16,868	–	100
Guangzhou Panyu Shiqiao Project	Residential and commercial	2018	45,537	–	–	154,826	57,073	–	60

Project	Project type	Actual/expected completion dates	Site area (sq.m.)	Completed GFA for sale(2)(4) (sq.m.)	Completed Other GFA(3) (sq.m.)	Under development/ future development GFA(4) (sq.m.)	Under development/ future development Other GFA(3) (sq.m.)	Pre-sold (sq.m.)	Ownership interest(5) (%)
Foshan									
Times King City (Shunde)	Residential and commercial	2016-2017	125,782	–	–	315,860	88,391	155,187	100
Times City (Phase I to VI)	Residential and commercial	2010-2017	483,434	240	89,057	241,283	89,749	134,077	100
Foshan Stainless Steel Factory Project (Phase VII of Times City)	Residential and commercial	2016	12,860	–	–	32,396	8,643	28,877	100
Times Cloud Atlas (Foshan)	Residential and commercial	2014-2015	58,149	–	704	98,753	53,283	84,587	100
Times King City (Foshan) Phase IV	Residential and commercial	2015	34,308	281	7,431	1,755	27,104	28,859	100
Foshan Denghu Project	Residential and commercial	2016-2017	20,464	–	–	61,643	26,043	53,634	100
Times Prime (Foshan)	Residential and commercial	2016-2017	17,148	–	–	44,543	10,929	36,468	100
Michong Project	Residential and commercial	2017	64,697	–	–	253,141	75,007	62,360	51
North of Lujing Road East Project	Residential and commercial	2017	51,457	–	–	179,534	47,989	–	60
Haisan Road	Residential and commercial	2018	35,383	–	–	88,457	31,586	–	100

Project	Project type	Actual/expected completion dates	Site area	Completed GFA for sale[(2)(4)]	Completed Other GFA[(3)]	Under development/ future development GFA[(4)]	Under development/ future development Other GFA[(3)]	Pre-sold	Ownership interest[(5)]
			(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Zhuhai									
Zhuhai Jingrun Project	Residential and commercial	2013-2014	51,003	81	11,555	–	–	9,871	100
Times Harbor (Zhuhai)	Residential and commercial	2015	81,393	–	48,905	–	–	16,769	100
Zhuhai Guoji Project (Phase I of Times King City (Zhuhai))	Residential and commercial	2015	52,950	7,151	30,950	–	–	4,973	100
Zhuhai Baijiao Project (Phase II and III of Times King City (Zhuhai))	Residential and commercial	2016-2017	198,204	–	–	289,967	63,800	273,783	100
Phase IV of Times King City (Zhuhai)	Residential and commercial	2016-2017	105,900	–	–	107,641	24,798	69,447	100
The Shore (Zhuhai)	Residential and commercial	2016-2017	119,169	–	–	297,934	68,227	157,567	100
Jinwan Airport City Project	Residential and commercial	2017	77,206	–	–	193,016	54,913	–	49
Zhuhai Baisheng	Industrial [(8)]	Pending	100,331	–	–	–	–	–	100
West of Tin Ka Ping Secondary School, Zhuhai	Residential and commercial	Pending	85,363	–	–	213,408	52,509	–	100
Zhuhai Qingwan Lakeside Project	Residential and commercial	Pending	53,963	–	–	111,163	28,201	–	51
Zhuhai Hongqiao Project	Residential and commercial	Pending	17,791	–	–	38,206	10,958	–	100
Zhongshan									
Times King City (Zhongshan)	Residential and commercial	2013-2015	101,821	47,533	64,400	–	–	50,138	100
Times Cloud Atlas (Zhongshan)	Residential and commercial	2015	46,667	103	8,153	49,667	19,980	67,314	100

Project	Project type	Actual/expected completion dates	Site area	Completed GFA for sale[2][4]	Completed Other GFA[3]	Under development/future development GFA[4]	Under development/future development Other GFA[3]	Pre-sold	Ownership interest[5]
			(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Qingyuan									
Times King City (Qingyuan)	Residential and commercial	2014-2018	301,368	9,124	66,697	826,933	164,668	150,922	100
Times Garden (Qingyuan)	Residential and commercial	2016	70,649	–	–	195,749	47,656	142,925	100
Fogang Shilian Project	Residential and commercial	Pending	551,087	–	–	1,090,746	43,896	–	100
Fogang Huanghua Lake Project	Residential and commercial	Pending	477,020	–	–	943,010	–	–	100
Changsha									
Times King City (Changsha)	Residential and commercial	2013-2020	495,917	573	24,724	1,491,503	230,096	163,450	100
Total			4,841,700	119,715	556,112	8,209,686	1,675,927	2,217,987	

Notes:

(1) The table above includes properties for which (i) the Group has obtained the relevant land use rights certificate(s), but have not obtained the requisite construction permits or (ii) the Group has signed a land grant contract with the relevant government authority, but have not obtained the land use rights certificate(s). The figures for total and saleable GFA are based on figures provided in the relevant governmental documents, such as the property ownership certificates, the construction work planning permits, the pre-sale permits, the construction land planning permits or the land use rights certificate. The categories of information are based on our internal records.

(2) Certain completed projects have no GFA available for sale by the Group as all saleable GFA have been sold, pre-sold or rented out.

(3) "Other GFA" mainly comprises car parks and ancillary facilities.

(4) "GFA for sale" and "GFA under development and GFA held for future development" are derived from the Group's internal records and estimates.

(5) "Ownership interest" is based on the Group's effective ownership interest in the respective project companies.

(6) The Group is in the process of applying for the conversion of the land use for Guangzhou Tianhe Project from industrial use to residential and commercial use.

(7) The Group is in the process of applying for the conversion of the land use for Guangzhou Tiansi Project from industrial use to residential and commercial use.

(8) The Group is in the process of applying for the conversion of the land use for Zhuhai Baisheng to residential and commercial use.

Acquisitions of Land Parcels during the year 2015

The Group continued to expand its land reserves through various channels, including participations in public land auctions, urban redevelopment projects, primary development, cooperation, and through acquisition of project companies.

For 2015, the Group acquired thirteen parcels of land in Guangzhou, Foshan and Zhuhai, the land acquisition costs amounted to a total of approximately RMB10,885 million.

Location (City) of Projects	**Number of projects**	**Site area** *(sq.m.)*	**Expected total GFA** *(sq.m.)*	**Total land costs** *(RMB million)*
Guangzhou	6	311,829	886,564	5,686
Foshan	3	151,537	514,405	3,587
Zhuhai	4	234,322	555,792	1,612
Total	**13**	**697,688**	**1,956,761**	**10,885**

Market Review

During the first half of 2015, the real estate market was driven by various policies and gradually recovered from the depressed conditions since 2014, the property market appeared to maintain a general upward trend in the second quarter. Although the pressure on level of inventory in some cities remained relatively high and the distribution of transaction volume among cities remained uneven, a general upward trend in the property market was established in certain cities, and the overall sales volume of properties in the second half of the year exceeded that in the first half of the year.

In March 2015, The People's Bank of China (the "PBOC") cut the benchmark lending and deposit interest rates by 0.25 percentage point respectively. The financial burdens for property owners were further alleviated. After that, the PBOC reduced the interest rate four times in May, June, August and October respectively. Mortgage interest rate and individuals' housing provident fund deposit and lending interest rates were also reduced and the cost of home purchase was lowered significantly. The demand for housing from property buyers increased as such.

Outlook

Looking forward to the year 2016, it is expected that monetary policy will remain relatively loose. The property market in China will revive and selling prices of the properties in some cities will increase. The effect of loose monetary policy in the prior period will be reflected in next year.

In cities with low inventory pressure, the rise in selling prices of the properties will be relatively obvious. For selling prices of the properties in key second-tier cities, with further liberalisation in the market environment and continuous increase in demand for housing, the selling prices of the properties will be stabilised.

The Group will continue its investments in major cities in the Pearl River Delta area with Guangzhou as its core investment target and will expand its foothold in other cities that possess high growth potential, with the aim to form a more comprehensive strategic layout for the Pearl River Delta Metropolitan Area. The Group will proactively and progressively participate in urban renewal and renovation projects so as to acquire more land reserves of high quality. Meanwhile, the Group will actively promote the rapid development of related businesses derived from its real estate business and cultivate new business drivers.

Financial Review

Revenue

The Group's revenue is primarily generated from property development, property leasing and sub-leasing and property management services, which contributed about 97.0%, 1.8% and 1.2% respectively of the revenue of 2015. The Group's revenue increased by RMB3,219.3 million, or 30.9%, to RMB13,638.2 million for 2015 from RMB10,418.9 million for 2014. This increase was primarily attributable to the increase in revenue from the sale of properties.

The table below sets forth the Group's revenue by operating segment as indicated:

	Year 2015		Year 2014	
	RMB in millions	***(%)***	*RMB in millions*	*(%)*
Sale of properties	**13,225.4**	**97.0**	10,094.5	96.9
Rental income	**244.6**	**1.8**	196.5	1.9
Management fee income	**168.2**	**1.2**	127.9	1.2
	13,638.2	**100.0**	10,418.9	100.0

Property development

The Group's revenue from sales of properties increased by RMB3,130.9 million, or 31.0%, to RMB13,225.4 million for 2015 from RMB10,094.5 million for 2014. The increase was primarily due to the increase in delivered total GFA from approximately 836,975 sq.m. for 2014 to approximately 1,492,459 sq.m. for 2015. The projects that contributed substantially to the Group's revenue for 2015 mainly include Ocean Times, Times Bund, Times Harbor (Zhuhai), Times Cloud Atlas (Foshan), Times King City (Foshan) Phase IV, Times King City (Zhuhai) and Times King City (Guangzhou), etc.

Property leasing and sub-leasing

The Group's gross rental income increased by RMB48.1 million, or 24.5%, to RMB244.6 million for 2015 from RMB196.5 million for 2014. The increase was primarily due to the increase in the rental income and occupancy rate for the year.

Property management services

The Group's revenue from property management services increased by RMB40.3 million, or 31.5%, to RMB168.2 million for 2015 from RMB127.9 million for 2014. The increase was primarily attributable to the increase in the number of project phases and area that the Group managed.

Cost of sales

The Group's cost of sales increased by RMB2,859.1 million, or 39.5%, to RMB10,091.7 million for 2015 from RMB7,232.6 million for 2014. The increase was primarily attributable to increase in the total GFA of properties delivered as compared with last year, which led to the increase in the cost of property sales.

Gross profit and gross profit margin

The Group's gross profit increased by RMB360.1 million, or 11.3%, to RMB3,546.4 million for 2015 from RMB3,186.3 million for 2014. For 2015, the Group's gross profit margin decreased to 26.0% from 30.6% for 2014. The decrease was primarily due to the lowering of selling prices of the properties in 2014 and revenue from projects with lower gross profit margin took up a larger proportion of our total revenue for 2015 as compared to that of 2014.

Other income and gains

The Group's other income and gains increased to RMB130.4 million for 2015 from RMB104.5 million for 2014 which is primarily attributable to the fair value gains of the derivative component of the convertible bonds and bank interest income.

Selling and marketing costs

The Group's selling and marketing costs increased by RMB4.6 million, or 1.0%, to RMB488.0 million for 2015 from RMB483.4 million for 2014. The increase was mainly attributable to the increase in scale of sales of the Group. The ratio of marketing expenses to revenue declined to 3.6% for 2015 from 4.6% for 2014, which was mainly attributable to the tightening of its control over marketing expenses by the Group in 2015 and the improvement in marketing efficiency.

Administrative expenses

The Group's administrative expenses increased by RMB38.7 million, or 12.7%, to RMB343.0 million for 2015 from RMB304.3 million for 2014, which was primarily due to the increase in total number of staffs and expansion of business. The administrative expenses as a percentage of revenue decreased to 2.5% for 2015 from 2.9% for 2014, which was due to the tightening of its control over administrative expenses by the Group in 2015.

Other expenses

The Group's other expenses increased by RMB8.6 million, or 21.2%, to RMB49.1 million for 2015 from RMB40.5 million for 2014. The increase was primarily due to the increase of donation.

Finance costs

The Group's finance costs decreased to RMB175.1 million for 2015 from RMB232.0 million for 2014. The decrease was mainly due to the optimisation of debt structure of the Group and the lowering of average finance costs.

Income tax expenses

The Group's income tax expenses increased by RMB189.1 million, or 21.5%, to RMB1,070.2 million for 2015 from RMB881.1 million for 2014. The increase was primarily attributable to the increase in the Group's taxable profit in 2015.

Profit for the year

The Company's profit for the year increased by RMB197.4 million, or 14.6%, to RMB1,551.1 million for 2015 from RMB1,353.7 million for 2014. Basic earnings per share and diluted earnings per share for 2015 were RMB82 cents (2014: RMB74 cents) and RMB74 cents (2014: RMB72 cents) respectively.

Profit attributable to the owners of the Company

Profit attributable to the owners of the Company increased by RMB141.6 million, or 11.1%, to RMB1,420.6 million for 2015 from RMB1,279.0 million for 2014.

Liquidity, Financial and Capital Resources

Cash position

As at 31 December 2015, the carrying balance of the Group's cash and bank deposits was approximately RMB8,749.2 million (31 December 2014: RMB5,417.6 million), representing an increase of 61.5% when compared with that of 31 December 2014. Under relevant PRC laws and regulations, some of the Group's project companies are required to place a certain amount of pre-sale proceeds in designated bank accounts as guarantee deposits for construction of the relevant properties. These guarantee deposits may only be used for payments to construction contractors in the project development process and for other construction-related payments, such as purchase of materials. The remaining guarantee deposits are released when certificates of completion for the relevant properties have been obtained. In addition, a portion of the Group's bank deposits represented loan proceeds in the monitoring accounts designated by the banks, in which case the use of the restricted bank deposits, subject to the banks' approval, is restricted to the purposes as set out in the relevant loan agreements. The remaining restricted deposits were primarily time deposits. As at 31 December 2015, the Group's restricted bank deposits was RMB3,907.9 million (31 December 2014: RMB2,691.8 million).

Borrowings and pledged assets

The Group had aggregate interest-bearing borrowings (excluding convertible bonds) of approximately RMB15,690.2 million as at 31 December 2015. Borrowings that are due within one year decreased from RMB1,786.3 million as at 31 December 2014 to RMB359.1 million as at 31 December 2015, and approximately RMB15,173.1 million of borrowings are due within two to five years and approximately RMB158 million of borrowings are due in over five years. As at 31 December 2015, the Group's outstanding loans were secured by certain of its property, plant and equipment, completed properties held for sale and properties under development, investment properties and prepaid land lease payments with carrying values of approximately RMB304.0 million, RMB4,591.3 million, RMB1,352.7 million and RMB46.1 million, respectively.

Details of the equity or debt securities issued by the Company and/or its subsidiaries are set out below:

(a) RMB 7.85% Non-Public Domestic Corporate Bonds due 2018

On 26 October 2015, 廣州市時代地產集團有限公司 (Guangzhou Times Property Group Co., Ltd.*) ("Guangzhou Times") issued 7.85% non-public domestic corporate bonds due 2018 in a principal amount of RMB3,000,000,000 at 100% of the principal amount of such bonds. RMB 7.85% non-public domestic corporate bonds due 2018 are listed on the Shanghai Stock Exchange and bear interest from and including 26 October 2015 at the rate of 7.85% per annum, payable annually in arrears.

(b) RMB 6.75% Public Domestic Corporate Bonds due 2020

On 15 July 2015, Guangzhou Times issued 6.75% public domestic corporate bonds due 2020 in a principal amount of RMB2,000,000,000 at 100% of the principal amount of such bonds. Guangzhou Times shall be entitled to increase the coupon rate after the end of the third year and the investors shall be entitled to sell back the bonds. 6.75% public domestic corporate bonds due 2020 are listed on the Shanghai Stock Exchange and bear interest from and including 15 July 2015 at the rate of 6.75% per annum, payable annually in arrears.

(c) USD 11.45% Senior Notes due 2020

On 5 March 2015, the Company issued 11.45% senior notes due 2020 (the "USD 11.45% Senior Notes due 2020") in a principal amount of USD280,000,000 (approximately equivalent to RMB1,722,784,000) at 99.35% of the principal amount of such notes. USD 11.45% Senior Notes due 2020 are listed on the Stock Exchange and bear interest from and including 5 March 2015 at the rate of 11.45% per annum, payable semi-annually in arrears.

(d) RMB 10.375% Senior Notes due 2017

On 16 July 2014, the Company issued 10.375% senior notes due 2017 (the "Senior Notes July 2014") in an aggregate principal amount of RMB900,000,000 at 100% of the principal amount of such notes. On 14 October 2014, the Company issued additional 10.375% senior notes due 2017 in a principal amount of RMB600,000,000 at 100.125% of the principal amount of such notes (the "Senior Notes October 2014"). Senior Notes July 2014 and Senior Notes October 2014 were consolidated and formed a single series which are referred to as the "RMB 10.375% Senior Notes due 2017". The RMB 10.375% Senior Notes due 2017 are listed on the Stock Exchange and bear interest from and including 16 July 2014 at the rate of 10.375% per annum, payable semi-annually in arrears.

(e) Convertible Bonds

On 7 July 2014, the Company entered into a subscription agreement with Schiavona Investment Holdings Ltd., pursuant to which the Company has conditionally agreed to issue convertible bonds in an aggregate principal amount of HKD388,000,000 due 2019 (approximately equivalent to RMB308,369,000) (the "Bonds") at the price of 100% of their principal amount. The Bonds bear interest at the rate of 8% per annum and payable quarterly in arrears. Subject to the terms of the Bonds, the bondholders have the right to convert their Bonds into shares (the "New Shares") to be allotted and issued by the Company upon conversion of the Bonds at any time during the conversion period. The Bonds are jointly and severally guaranteed by certain subsidiaries of the Group. The Company intended to use the net proceeds for refinancing, redemption or other repayment of existing financial indebtedness. The initial conversion price is HKD3.50, representing a premium of approximately 12.9% of the closing price of HKD3.10 per share as quoted on the Stock Exchange on 7 July 2014. Based on the initial conversion price of HKD3.50 and assuming full conversion of the Bonds at the initial conversion price, the Bonds will be convertible into 110,857,142 New Shares, with the aggregate nominal value of HKD11,085,714.2, representing approximately 6.05% of the ordinary share capital of the Company, as enlarged by the issue of New Shares. On 25 July 2014, the Company issued the Bonds when all of the conditions precedent under the subscription agreement were satisfied.

(f) USD 12.625% Senior Notes due 2019

On 21 March 2014, the Company issued 12.625% senior notes due 2019 in a principal amount of USD225,000,000 (approximately equivalent to RMB1,383,188,000) at 99.278% of the principal amount of such notes (the "Senior Notes March 2014"). On 2 May 2014, the Company issued additional 12.625% senior notes due 2019 in a principal amount of USD80,000,000 (approximately equivalent to RMB492,640,000) at 100.125% of the principal amount of such notes (the "Senior Notes May 2014"). The Senior Notes March 2014 and Senior Notes May 2014 were consolidated and formed a single series which are referred to as the "USD 12.625% Senior Notes due 2019". The USD 12.625% Senior Notes due 2019 are listed on the Stock Exchange and bear interest from and including 21 March 2014 at the rate of 12.625% per annum, payable semi-annually in arrears.

Net current assets and current ratio

As at 31 December 2015, the Group's net current assets amounted to approximately RMB20,770.5 million (31 December 2014: approximately RMB12,140.1 million). As at 31 December 2015, the Group's current ratio, calculated as current assets divided by current liabilities, was approximately 2.0 times as compared with 1.7 times as at 31 December 2014.

Gearing ratio

As at 31 December 2015, the Group's net debts (total interest-bearing bank loans and other borrowings, including debt component of the convertible bonds, net of cash and bank balances) over net assets was 77.3% (31 December 2014: 97.4%).

Financial guarantee

As at 31 December 2015, the outstanding guarantee mortgage loans that domestic banks provided to purchasers of the Group's properties amounted to approximately RMB11,819 million (31 December 2014: approximately RMB6,913.0 million). These guarantees are released upon the earlier of (i) the relevant certificates of registration of mortgage or the certificates of other interests with respect to the relevant properties being delivered to the mortgagor banks; and (ii) the settlement of mortgage loans between the mortgagor banks and the purchasers of the Group's projects. If a purchaser defaults on a mortgage loan before the guarantees are released, the Group may have to repurchase the underlying property by paying off mortgage. If the Group fails to do so, the mortgagor bank may auction the underlying property and recover any additional amount outstanding from the Group as the guarantor of the mortgage loans. In line with industry practices, the Group do not conduct independent credit reviews of our customers but rely on the credit reviews conducted by the mortgagor banks.

Principal Risks and Uncertainties

The following section lists out the principal risks and uncertainties facing the Group. It is a non-exhaustive list and there may be other risks and uncertainties further to the principal risk areas outlined below. Besides, this announcement does not constitute a recommendation or an advice for anyone to invest in the securities of the Company and investors are advised to make their own judgment or consult their own investment advisors before making any investment in the securities of the Company.

Risks pertaining to the property market in the PRC and, in particular, in Guangdong and Hunan Provinces

All of the Group's property portfolio is located in the PRC and all of the Group's revenue is derived in the PRC. As at 31 December 2015, we had a total of 36 residential property projects at various stages of development, 35 of which are located in Guangdong Province. As such, the Group is therefore subject to the risks associated with China's property market. The Group's operations in the PRC may also be exposed to the risks of policy change, interest rate change, demand-supply imbalance and the overall economic conditions, which may pose an adverse impact on the Group's business, financial condition or results of operations.

Operational Risks

The Group's operation is subject to a number of risk factors distinctive to property development and property related businesses. Default on the part of its buyers, tenants, sub-tenants and strategic business partners, and inadequacies or failures of internal processes, people and systems or other external factors may have various levels of negative impact on the results of the Group's operations. Additionally, accidents may happen despite systems and policies set up for their prevention, which may lead to the Group's financial loss, litigation, or damage in reputation.

Risks pertaining to the property leasing and sub-leasing

The rental rates and the occupancy rates will depend on various factors, including but not limited to, prevailing supply and demand conditions, economic conditions as well as the quality of the properties. There is no assurance that the Group is able to look for new tenants and/or sub-tenants within a short period of time or procure new leases or renew existing leases and/or sub-leases at the prevailing market rates.

Foreign currency risks

The Group mainly operates in the PRC and conducts its operations mainly in Renminbi. The Group will closely monitor the fluctuations of the Renminbi exchange rate and give prudent consideration as to entering into any currency swap arrangement as and when appropriate for hedging corresponding risks. As at 31 December 2015, the Group has not engaged in hedging activities for managing foreign exchange rate risk.

Significant Investments Held, Material Acquisitions and Disposals of Subsidiaries, Associates and Joint Ventures, and Future Plans for Material Investments or Capital Assets

(a) In August 2015, Guangzhou Times Shengyu Investment Co., Ltd.*, a subsidiary of the Group, acquired a 100% interest in Guangzhou Nansha Zifeng Project previously owned by 廣州市麗佰嘉投資有限公司 (Guangzhou Li Bai Jia Investment Co., Ltd.*) by way of capital injection and equity acquisition. The project covers an area of 71,310.1 sq.m. while the GFA is 220,638.89 sq.m. The project site is divided into three phases, the GFA of first phase is 81,912.34 sq.m. and its construction has reached the stage of topping out and is expected to be delivered in 2016. The total GFA of second and third phase is 138,726.55 sq.m. and the construction work of which has not yet commenced.

(b) In November 2015, Super Best Global Limited, a subsidiary of the Group, acquired a 100% interest in Silver Boat Development Limited and its wholly-owned subsidiary 珠海百勝製衣有限公司 (Zhuhai Baisheng Clothing Co., Ltd.*) which holds Zhuhai Baisheng Project by way of equity acquisition. The project covers an area of 100,331 sq.m. and the land is for industrial purposes.

(c) In December 2015, 珠海鑫時代投資有限公司 (Zhuhai Xin Times Investment Co., Ltd.*), a subsidiary of the Group, acquired a 100% interest in 珠海市盛嘉置業有限公司 (Zhuhai Shengjia Land Co., Ltd.*) which holds Zhuhai Hongqiao Project by way of equity acquisition. The project covers an area of 17,791 sq.m. and the GFA is 38,206 sq.m. The construction work of the project has not yet commenced.

Save as disclosed in this announcement, there were no other significant investments held, no material acquisitions or disposals of subsidiaries, associates and joint ventures during the year, nor was there any plan authorised by the Board for other material investments or additions of capital assets at the date of this announcement.

Significant events affecting the Group after the reporting period

(a) On 18 January 2016, Guangzhou Times, a wholly-owned subsidiary of the Company, issued non-public domestic corporate bonds of RMB3,000,000,000 with a term of three years at the coupon rate of 7.88% per annum with the option to redeem by Guangzhou Times at the end of the second year. The Group intends to apply the proceeds from the issue of the domestic bonds for general working capital purposes. Such issue of the domestic bonds will be beneficial in optimising the debt structure of the Group and further improving the fund position of the Group.

(b) On 22 January 2016, 佛山市時代鴻泰投資有限公司 (Foshan Times Hongtai Investment Limited*), a wholly-owned subsidiary of the Company, has succeeded in the public auction to acquire the land-use-right of a land parcel in Foshan City, Guangdong Province, the PRC at a total consideration of approximately RMB6,406 million. The land parcel is situated at Nanhai District, Foshan City, Guangdong Province, the PRC. The total site area of the land parcel is approximately 111,658 sq.m. and its plot ratio shall not exceed 3.75. Its expected GFA is approximately 418,717 sq.m.

Employees and remuneration policy

As at 31 December 2015, the Group had approximately 4,219 employees (31 December 2014: approximately 3,510 employees). The remunerations of the employees are commensurate with their performance, skills, knowledge, experience and the market trend. Employee benefits provided by the Group include provident fund schemes, medical insurance scheme, unemployment insurance scheme and housing provident fund. The Group reviews the remuneration policies and packages on a regular basis and will make necessary adjustments that accommodate the pay levels in the industry. In addition to basic salaries, the employees may be offered with discretionary bonuses and cash awards based on individual performances. The Group also provides training programs for the employees with a view to constantly upgrading their skills and knowledge. Further, the Group adopted the share option scheme on 19 November 2013 (the "Share Option Scheme") as incentives or rewards for the employees' contributions to the Group. Further information of the Share Option Scheme will be available in the Company's annual report for the year ended 31 December 2015. The Group's employee benefit expense (excluding Directors' remuneration) of approximately RMB349.7 million as set out in the notes to the financial statements in the Company's annual report.

Environmental Policies and Performance

The Group adheres to environmental sustainability from office throughout the property portfolio. As a responsible corporation, the Group strives to ensure minimal environmental impacts by carefully managing its energy consumption, water usage, property design and waste production. In addition, we engaged construction contractors with sound environmental protection and safety track records and have closely monitored the project at every stage to ensure the construction process is in compliance with environmental protection and safety laws and regulations, and would require construction contractors to immediately resolve any defect or non-compliance, where necessary.

Compliance with Laws and Regulations

The Board paid attention to the Group's policies and practices on compliance with legal and regulatory requirements. The Group would seek professional legal advice from its legal department and, where necessary, legal advisers to ensure transactions and business to be performed by the Group are in compliance with the applicable laws and regulations.

Key Relationships with the Group's Employees, Customers and Suppliers

The Group believes that the Directors, senior management and employees are instrumental to the success of the Group and that their industry knowledge and understanding of the market will enable the Group to maintain the competitiveness in the market. Therefore, the Share Option Scheme was adopted by the Company on 19 November 2013 for the purpose of providing incentives and rewards to eligible participants who contributed to the success of the Group's operations.

The Group maintains good relationships with existing and potential customers as understanding of the market trends would enable the Group to monitor and review the credit quality of the customers and timely adjust its operating strategies, which are crucial to the development and success of the Group.

The Group places effort to build up and maintain good relationships with various commercial banks and financial institutions as the businesses of the Group are capital intensive nature and require on-going funding to maintain continuous growth.

USE OF NET PROCEEDS FROM LISTING

The net proceeds from the listing of the Company (after deducting underwriting fees and related expenses) amounted to approximately HKD1,477.4 million, which shall be applied in compliance with the intended use of proceeds set out in the section headed "Future plans and use of proceeds" of the prospectus of the Company dated 29 November 2013 (the "Prospectus"), of which, approximately 33.3% of the net proceeds were utilised for settling part of the outstanding installments under the Restructuring Deed (as defined in the Prospectus) and approximately 55.1% of the net proceeds were utilised for financing new and existing projects, including the land acquisition and construction costs of potential development projects.

FINAL DIVIDEND

The Board recommended the payment of a final dividend of RMB15.63 cents per share for the year ended 31 December 2015 (2014: RMB14.34 cents) to the Shareholders. The final dividend, if approved, will be payable on or around 4 July 2016 and is subject to the approval of Shareholders at the annual general meeting to be held on 27 May 2016 (the "AGM").

The proposed final dividend shall be declared in RMB and paid in Hong Kong dollars ("HKD"). The final dividend payable in HKD will be converted from RMB at the middle exchange rate of HKD against RMB announced by the PBOC on 27 May 2016.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from 25 May 2016 (Wednesday) to 27 May 2016 (Friday), both days inclusive, in order to determine the identity of the Shareholders who are entitled to attend the forthcoming AGM. In order to be eligible to attend and vote at the forthcoming AGM, all transfer accompanied by the relevant share certificates and transfer forms must be lodged with the Company's share registrar in Hong Kong, Computershare Investor Services Limited, at Shops 1712-1716, 17/F, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong before 4:30 p.m. on 24 May 2016 (Tuesday).

The record date for qualifying to receive the proposed final dividend is 6 June 2016 (Monday). In order to determine the right of Shareholders entitled to receive the proposed final dividend, which is subject to the approval by Shareholders in the forthcoming AGM, the register of members of the Company will also be closed from 2 June 2016 (Thursday) to 6 June 2016 (Monday), both days inclusive. All transfer accompanied by the relevant share certificates and transfer forms must be lodged with the Company's share registrar in Hong Kong, Computershare Investor Services Limited, at Shops 1712-1716, 17/F, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong before 4:30 p.m. on 1 June 2016 (Wednesday).

CORPORATE GOVERNANCE PRACTICES

The Group are committed to maintaining high standards of corporate governance to safeguard the interests of the Shareholders and to enhance corporate value and accountability. The Company has adopted 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") as its own code of corporate governance.

The Company has been conducting its business according to the principles of the CG Code set out in Appendix 14 to the Listing Rules on the Stock Exchange. Save for the deviations disclosed in this announcement, in the opinion of the Directors, the Company has complied with all the code provisions as set out in the CG Code during the year ended 31 December 2015.

The code provision A.2.1 of the CG Code provides that the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Shum currently assumes the roles of both the chairman and the chief executive officer of the Company. Mr. Shum is one of the founders of the Group and has extensive experience in property development. The Board believes that by holding both roles, Mr. Shum will be able to provide the Group with strong and consistent leadership and allows for more effective and efficient business planning and decisions as well as execution of long-term business strategies of the Group. As such, the structure is beneficial to the business prospects of the Group. Furthermore, the Directors had regular discussions in relation to major matters affecting the operations of the Group and the Group has an effective internal control system in place for providing adequate checks and balances. Based on the foregoing, the Board believes that a balance of power and authority has been and will be maintained.

Upon the resignation of Dr. Wong, Kennedy, Ying Ho as an independent non-executive Director and members of the audit committee (the "Audit Committee") and the nomination committee (the "Nomination Committee") of the Company on 3 August 2015, the Board comprised eight members with six executive Directors and two independent non-executive Directors. As a result, the number of independent non-executive Directors fell below the minimum number of three and did not consist of one-third of the Board as required under Rules 3.10(1) and 3.10A of the Listing Rules, the number of members of the Audit Committee was reduced to two which is below the minimum number prescribed under Rule 3.21 of the Listing Rules and the requirements for the Nomination Committee to comprise a majority of independent non-executive directors prescribed under the code provision A.5.1 of the CG Code could not be met. Upon the appointment of Mr. Jin Qingjun as an independent non-executive Director and members of the Audit Committee and the Nomination Committee of the Company on 28 October 2015, the Company has since then re-complied with the requirements pursuant to Rules 3.10(1), 3.10A and 3.21 of the Listing Rules and code provision A.5.1 of the CG Code. Save as disclosed herein, the Company at all times met the requirements of the Rules 3.10 and 3.10A of the Listing Rules and code provision A.5.1 of the CG Code during the year ended 31 December 2015.

Compliance with Code on Conduct Regarding Directors' Securities Transactions

The Company has also adopted a code of conduct regarding Directors' securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Listing Rules (the "Model Code"). All Directors have confirmed, following specific enquiry by the Company, that they have complied with the required standard set out in the Model Code for the year ended 31 December 2015.

The Company has also adopted a code for dealing in the Company's securities by relevant employees, who are likely to be in possession of inside information in relation to the Company or its securities, on no less exacting terms than the Model Code.

Audit Committee and Review of Financial Statements

The Board has established the Audit Committee which comprises three independent non-executive Directors, namely Mr. Wong Wai Man (chairman), Mr. Jin Qingjun and Ms. Sun Hui.

The Audit Committee has reviewed the annual report and the audited consolidated annual results of the Group for the year ended 31 December 2015 in conjunction with the Company's management. The Audit Committee has also reviewed the effectiveness of the internal control system of the Company and considers the internal control system to be effective and adequate.

Purchase, Sale or Redemption of Listed Securities

Save as disclosed in this announcement, there was no purchase, sale and redemption of any listed securities of the Company by the Company or any of its subsidiaries during the year ended 31 December 2015.

REVIEW OF PRELIMINARY ANNOUNCEMENT OF RESULTS BY THE INDEPENDENT AUDITORS

The figures in respect of the Group's results for the year ended 31 December 2015 as set out in this preliminary announcement have been agreed by the Group's independent auditors, Ernst & Young, Certified Public Accountants of Hong Kong ("Ernst & Young") to the amounts set out in the Group's consolidated financial statements for the year. The work performed by Ernst & Young in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently, no assurance has been expressed by Ernst & Young on this preliminary announcement of results.

ANNUAL GENERAL MEETING

The AGM of the Company for the year ended 31 December 2015 is scheduled to be held on 27 May 2016 (Friday). A notice convening the AGM will be issued and disseminated to the Shareholders in due course.

PUBLICATION OF THE ANNUAL RESULTS AND 2015 ANNUAL REPORT ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY

This annual results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (http://www.timesgroup.cn), and the 2015 annual report containing all the information required by the Listing Rules will be despatched to the Shareholders and published on the respective websites of the Stock Exchange and the Company in due course.

By Order of the Board
Times Property Holdings Limited
Shum Chiu Hung
Chairman

Hong Kong, 22 February 2016

As at the date of this announcement, the executive Directors are Mr. Shum Chiu Hung, Mr. Guan Jianhui, Mr. Bai Xihong, Mr. Li Qiang, Mr. Cen Zhaoxiong and Mr. Niu Jimin; and the independent non-executive Directors are Mr. Jin Qingjun, Ms. Sun Hui, and Mr. Wong Wai Man.

* *For identification purpose only*