旭辉集团
CIFI GROUP

CIFI Holdings (Group) Co. Ltd.
旭 輝 控 股（集 團）有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 00884)

ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2015

2015 RESULTS HIGHLIGHTS

- Contracted sales increased by 42.5% to RMB30,209 million
- Recognized revenue increased by 12.7% to RMB18,231 million
- Core net profit increased by 14.0% to RMB2,210 million
- Gross profit margin (adjusted*) and core net profit margin remained stable at 24.1% and 12.1% respectively; core return on average equity at 19.2%
- Proposed final dividend of RMB9.35 cents per share (payable in cash with scrip option) in aggregate with the interim dividend paid, representing a payout ratio of approximately 35% of core net profit
- Healthy net debt-to-equity ratio of 59.2%, abundant cash on hand of RMB14.9 billion as at 31 December 2015
- Weighted average cost of indebtedness decreased to 7.2% as at 31 December 2015

* *excluding the accounting effects due to acquisition of equity interests in certain projects*

ANNUAL RESULTS

The Board of Directors (the "Board") of CIFI Holdings (Group) Co. Ltd. (the "Company") is pleased to announce the audited consolidated results of the Company and its subsidiaries (collectively the "Group") for the year ended 31 December 2015 with comparative figures for the preceding financial year, are as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2015

	NOTES	2015 RMB'000	2014 RMB'000
Revenue	2	**18,230,788**	16,179,334
Cost of sales and services		**(14,087,196)**	(11,992,548)
Gross profit		**4,143,592**	4,186,786
Other income, gains and losses	3	**541,660**	246,604
Change in fair value of investment properties		**128,100**	241,166
Change in fair value of trust and other loans related derivatives		**–**	4,000
Selling and marketing expenses		**(370,910)**	(319,404)
Administrative expenses		**(607,355)**	(529,391)
Share of results of joint ventures		**205,533**	(118,708)
Share of results of associates		**(32,908)**	–
Finance costs	4	**(202,885)**	(386,228)
Profit before taxation		**3,804,827**	3,324,825
Income tax expense	5	**(1,334,039)**	(1,325,237)
Profit and total comprehensive income for the year	6	**2,470,788**	1,999,588
Attributable to:			
Equity owners of the Company		**2,095,464**	1,861,149
Owners of perpetual capital instruments		**38,030**	35,913
Other non-controlling interests		**337,294**	102,526
		375,324	138,439
Profit and total comprehensive income for the year		**2,470,788**	1,999,588
Earnings per share, in RMB:			
Basic	8	**0.32**	0.31
Diluted	8	**0.32**	0.31

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 31 DECEMBER 2015

	NOTES	2015 RMB'000	2014 RMB'000
NON-CURRENT ASSETS			
Investment properties		**5,842,300**	5,206,200
Property, plant and equipment		**48,604**	48,078
Prepaid lease payments		**32,742**	57,645
Interests in associates		**588,620**	15,300
Interests in joint ventures		**7,109,797**	7,891,784
Available-for-sale investments		**54,023**	54,023
Deferred taxation assets		**286,753**	213,551
		13,962,839	13,486,581
CURRENT ASSETS			
Properties held for sale		**6,917,170**	5,419,473
Properties under development for sale		**20,167,382**	9,803,747
Accounts and other receivables, deposits and prepayments	*9*	**5,711,469**	3,975,308
Amounts due from non-controlling interests		**831,339**	104,704
Amounts due from joint ventures and associates		**2,593,242**	1,041,654
Deposits for land use rights for properties held for sale		**1,818,236**	2,256,720
Taxation recoverable		**544,851**	326,798
Pledged bank deposits		**31,500**	30,000
Bank balances and cash		**14,873,736**	7,093,654
		53,488,925	30,052,058
CURRENT LIABILITIES			
Accounts payables and accrued charges	*10*	**7,319,089**	5,183,049
Deposits received from property sales		**10,396,275**	5,015,996
Amounts due to non-controlling interests		**995,208**	477,307
Amounts due to joint ventures and associates		**6,895,062**	4,926,725
Taxation payable		**1,334,245**	1,472,710
Bank and other borrowings – due within one year		**2,793,500**	3,035,362
		29,733,379	20,111,149
NET CURRENT ASSETS		**23,755,546**	9,940,909
TOTAL ASSETS LESS CURRENT LIABILITIES		**37,718,385**	23,427,490

	2015	2014
	RMB'000	*RMB'000*
CAPITAL AND RESERVES		
Share capital	**537,157**	487,896
Reserves	**12,289,940**	9,717,153
Equity attributable to equity owners of the Company	**12,827,097**	10,205,049
Perpetual capital instruments	**–**	585,710
Other non-controlling interests	**2,456,065**	792,159
	2,456,065	1,377,869
TOTAL EQUITY	**15,283,162**	11,582,918
NON-CURRENT LIABILITIES		
Bank and other borrowings – due after one year	**8,864,403**	6,468,435
Senior notes	**8,275,958**	4,356,950
Corporate bonds	**4,021,032**	–
Deferred taxation liabilities	**1,273,830**	1,019,187
	22,435,223	11,844,572
	37,718,385	23,427,490

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015

1. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS

The Group has applied for the first time in the current year the following amendments to International Financial Reporting Standards ("IFRSs") and International Accounting Standards ("IAS") issued by the International Accounting Standards Board ("IASB").

Amendments to IAS 19	Defined Benefit Plans: Employee Contributions
Amendments to IFRSs	Annual Improvements to IFRSs 2010–2012 Cycle
Amendments to IFRSs	Annual Improvements to IFRSs 2011–2013 Cycle

The application of the above amendments to IFRSs and IAS in the current year has had no material impact on the Group's financial performance and positions for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

The Group has not early applied the following new and revised and amendment to IFRSs and IAS that have been issued but are not yet effective.

IFRS 9	Financial Instruments[1]
IFRS 14	Regulatory Deferral Accounts[2]
IFRS 15	Revenue from Contracts with Customers[1]
IFRS 16	Leases[3]
Amendments to IFRS 11	Accounting for Acquisitions of Interests in Joint Operations[4]
Amendments to IAS 1	Disclosure Initiative[4]
Amendments to IAS 16 and IAS 38	Clarification of Acceptable Methods of Depreciation and Amortization[4]
Amendments to IFRSs	Annual Improvements to IFRSs 2012–2014 Cycle[4]
Amendments to IAS 16 and IAS 41	Agriculture: Bearer Plants[4]
Amendments to IAS 27	Equity Method in Separate Financial Statements[4]
Amendments to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[5]
Amendments to IFRS 10, IFRS 12 and IAS 28	Investment Entities: Applying the Consolidation Exception[4]
Amendments to IAS 7	Disclosure Initiative[6]
Amendments to IAS 12	Recognition of Deferred Tax Assets for Unrealized Losses[6]

[1] Effective for annual periods beginning on or after 1 January 2018

[2] Effective for first annual IFRS financial statements beginning on or after 1 January 2016

[3] Effective for annual periods beginning on or after 1 January 2019

[4] Effective for annual periods beginning on or after 1 January 2016

[5] Effective for annual periods beginning on or after a date to be determined

[6] Effective for annual periods beginning on or after 1 January 2017

IFRS 15 "Revenue from contracts with Customer"

IFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. IFRS 15 will supersede the current revenue recognition guidance including IAS 18 "Revenue", IAS 11 "Construction Contracts" and the related interpretations when it becomes effective. The core principle of IFRS 15 is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for goods and services. Specifically, the Standard introduces a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognize revenue when (or as) the entity satisfies a performance obligation

Under IFRS 15, an entity recognizes revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in IFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by IFRS 15.

The directors of the Company anticipate that the application of IFRS 15 in the future may affect the amounts reported and related disclosures. However, it is not practicable to provide a reasonable estimate of the effect of IFRS 15 until the Group performs a detailed review.

Amendments to IFRS 11 "Accounting for Acquisitions of Interests in Joint Operations"

The amendments to IFRS 11 provide guidance on how to account for the acquisition of a joint operation that constitutes a business as defined in IFRS 3 "Business Combinations". Specifically, the amendments state that the relevant principles on accounting for business combinations in IFRS 3 and other standards (e.g. IAS 36 "Impairment of Assets" regarding impairment testing of a cash generating unit to which goodwill on acquisition of a joint operation has been allocated) should be applied. The same requirements should be applied to the formation of a joint operation if and only if an existing business is contributed to the joint operation by one of the parties that participate in the joint operation.

A joint operator is also required to disclose the relevant information required by IFRS 3 and other standards for business combinations.

The amendments to IFRS 11 apply prospectively for annual periods beginning on or after 1 January 2016. The directors of the Company do not anticipate that the application of these amendments to IFRS 11 will have a material impact on the Group's consolidated financial statements.

Annual Improvements to IFRSs 2012–2014 Cycle

The Annual Improvement to IFRSs 2012–2014 Cycle include a number of amendments to various IFRSs, which are summarized below.

The amendments to IFRS 5 introduce special guidance in IFRS 5 for when an entity reclassifies an asset (or disposal group) from held for sale to held for distribution to owners (or vice versa), or when held-for-distribution accounting is discontinued. The amendments apply prospectively.

The amendments to IFRS 7 provide additional guidance to clarify whether a servicing contract is continuing involvement in a transferred asset for the purpose of the disclosures required in relation to transferred assets and clarify that the offsetting disclosure (introduced in the amendments to IFRS 7 "Disclosure-Offsetting Financial Assets and Financial Liabilities" issued in December 2011 and effective for periods beginning on or after 1 January 2013) are not explicitly required for all interim periods. However, the disclosures may need to be included in condensed interim financial statements to comply with IAS 34 "Interim Financial Reporting".

The amendments to IAS 19 clarify that the high quality corporate bonds used to estimate the discount rate for post-employment benefits should be issued in the same currency as the benefits to be paid. These amendments would result in the depth of the market for high quality corporate bonds being assessed at currency level. The amendments apply from the beginning of the earliest comparative period presented in the financial statements in which the amendments are first applied. Any initial adjustment arising should be recognized in earnings at the beginning of that period.

The amendments to IAS 34 clarify the requirements relating to information required by IAS 34 that is presented elsewhere within the interim financial report but outside the interim financial statements. The amendments require that such information be incorporated by way of a cross-reference from the interim financial statements to the other part of the interim financial report that is available to users on the same terms and at the same time as the interim financial statements.

The directors of the Company do not anticipate that the application of these will have a material effect on the Group's consolidated financial statements.

IFRS 16 "Leases"

Under IFRS 16 a lessee recognizes a right-of-use asset and a lease liability. The right-of-use asset is treated similarly to other non-financial assets and depreciated accordingly and the liability accrues interest. This will typically produce a front-loaded expense profile (whereas operating leases under IAS 17 would typically have had straight-line expenses) as an assumed linear depreciation of the right-of-use asset and the decreasing interest on the liability will lead to an overall decrease of expense over the reporting period.

The lease liability is initially measured at the present value of the lease payments payable over the lease term, discounted at the rate implicit in the lease if that can be readily determined. If that rate cannot be readily determined, the lessee shall use their incremental borrowing rate.

As with IFRS 16's predecessor, IAS 17, lessors classify leases as operating or finance in nature. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. Otherwise a lease is classified as an operating lease.

For finance leases a lessor recognizes finance income over the lease term, based on a pattern reflecting a constant periodic rate of return on the net investment. A lessor recognizes operating lease payments as income on a straight-line basis or, if more representative of the pattern in which benefit from use of the underlying asset is diminished, another systematic basis.

Recognition exemptions

Instead of applying the recognition requirements of IFRS 16 described above, a lessee may elect to account for lease payments as an expense on a straight-line basis over the lease term or another systematic basis for the following two types of leases:

- leases with a lease term of 12 months or less and containing no purchase options – this election is made by class of underlying asset; and

- leases where the underlying asset has a low value when new (such as personal computers or small items of office furniture) – this election can be made on a lease-by-lease basis.

The directors of the Company anticipate that the application of IFRS 16 in the future may affect amounts reported and related disclosure. However, it is not practicable to provide a reasonable estimate of the effect of IFRS 16 until the Group performs a detail review.

Except for the above impact, the directors of the Company do not anticipate that the application of other new and revised IFRSs will have significant impact on the Group's consolidated financial statements.

2. SEGMENT INFORMATION

The Group determines its operating segments based on internal reports about components of the Group that are regularly reviewed by the chief operating decision maker (being the board of directors of the Company) in order to allocate resources to the segment and to assess its performance.

Information reported to the Group's chief operating decision maker for the purposes of resource allocation and assessment of performance is focused on three main operations:

- Property development: this segment represents the development and sales of office and commercial premises and residential properties. All the Group's activities in this regard are carried out in the People's Republic of China ("PRC").

- Property investment: this segment represents the lease of investment properties, which are developed or purchased by the Group to generate rental income and to gain from the appreciation of the properties' values in the long term. Currently the Group's investment property portfolio is located entirely in the PRC.

- Property management, project management and other property related services: this segment mainly represents the income generated from property management and project management. Currently the Group's activities in this regard are carried out in the PRC.

The chief operating decision maker regularly reviews the operating results by property development projects. As property development projects are all located in the PRC, their revenue is primarily derived from the sales of properties, and is related and subject to common risk and returns. All property development projects are aggregated into a single reportable segment, property development, in accordance with IFRS 8 "Operating Segments".

(a) Segment revenue and profit

Information regarding the Group's reportable segments as provided to the Group's chief operating decision maker for the purposes of resource allocation and assessment of segment performance for the year is set out below.

	Property development	**Property investment**	**Property management, project management and other related services**	**Total**
	RMB'000	***RMB'000***	***RMB'000***	***RMB'000***
Year ended 31 December 2015				
Reportable segment revenue from external customers	**17,046,700**	**40,973**	**1,143,115**	**18,230,788**
Reportable segment profit	**3,295,706**	**26,755**	**450,221**	**3,772,682**

	Property development	Property investment	Property management, project management and other related services	Total
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*
Year ended 31 December 2014				
Reportable segment revenue from external customers	15,653,684	41,688	483,962	16,179,334
Reportable segment profit	3,656,574	32,200	178,608	3,867,382

(b) Segment assets and liabilities

No assets and liabilities are included in the measures of the Group's segment reporting that are used by the chief operating decision maker. Accordingly, no segment assets and liabilities are presented.

(c) Reconciliations of reportable segment revenue and profit

The reportable segment profit represents the results by each segment without including any effect of allocation of other income earned from operations other than the Group's main operations, unallocated head office and corporate expenses, depreciation of property, plant and equipment, allowance for doubtful debts, change in fair value of investment properties, change in fair value of trust and other loans related derivatives, finance costs and share of results of joint ventures and associates. This is the measurement basis reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

	2015	2014
	RMB'000	*RMB'000*
Revenue		
Reportable segment and consolidated revenue	**18,230,788**	16,179,334
Profit		
Reportable segment profit	**3,772,682**	3,867,382
Other income, gains and losses	**541,660**	246,604
Change in fair value of trust and other loans related derivatives	**–**	4,000
Change in fair value of investment properties	**128,100**	241,166
Finance costs	**(202,885)**	(386,228)
Share of results of joint ventures	**205,533**	(118,708)
Share of results of associates	**(32,908)**	–
Depreciation of property, plant and equipment	**(18,280)**	(14,171)
Allowance for doubtful debts	**(2,573)**	(711)
Unallocated head office and corporate expenses	**(586,502)**	(514,509)
Consolidated profit before taxation	**3,804,827**	3,324,825

(d) Geographic information

No geographic information has been presented as the Group's operating activities are carried out in the PRC.

(e) Major customers

No revenue from transactions with a single external customer amounted to 10% or more of the Group's revenue.

3. OTHER INCOME, GAINS AND LOSSES

	2015	2014
	RMB'000	*RMB'000*
Dividend income from available-for-sale investment	**3,628**	1,958
Interest income	**97,372**	53,949
Gain on remeasurement	**166,498**	–
Gain from business combinations	**76,770**	–
(Loss) gain on disposal of property, plant and equipment, net	**(216)**	837
Gain on disposal of prepaid lease payments	**60,097**	–
Gain on disposal of a joint venture	**–**	80,243
Gain on disposal of subsidiaries	**219,296**	62,412
Government grants	**38,679**	39,058
Forfeited deposits paid by purchasers	**109,860**	2,742
Exchange loss	**(302,127)**	(19,790)
Sundry income	**71,803**	25,195
	541,660	246,604

4. FINANCE COSTS

	2015	2014
	RMB'000	*RMB'000*
Interest on bank and other borrowings and amounts due to non-controlling interests	**(994,751)**	(764,011)
Interest expense on senior notes and corporate bonds	**(779,275)**	(503,932)
Interest expense on settlement of trust and other loans with derivatives nature	**–**	(167,638)
Less: Amount capitalized to properties under development for sale and investment properties under construction	**1,571,141**	1,049,353
	(202,885)	(386,228)

Borrowing costs capitalized to properties under development for sale and investment properties under construction were determined by the contracted interest rates of respective bank and other borrowings, senior notes and corporate bonds.

5. INCOME TAX EXPENSE

	2015	2014
	RMB'000	*RMB'000*
PRC Enterprise Income Tax:		
Current income tax	**(950,358)**	(860,973)
Overprovision in respect of prior years	**–**	462
	(950,358)	(860,511)
Land appreciation tax	**(317,872)**	(472,916)
	(1,268,230)	(1,333,427)
Deferred taxation	**(65,809)**	8,190
	(1,334,039)	(1,325,237)

6. PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR

	2015	2014
	RMB'000	*RMB'000*
Profit and total comprehensive income for the year has been arrived at after charging (crediting):		
Auditors' remuneration	**5,225**	4,716
Cost of properties sold included in cost of sales and services	**12,265,516**	11,678,446
Depreciation of property, plant and equipment	**18,280**	14,171
Loss (gain) on disposal of property, plant and equipment, net	**216**	(837)
Allowance for doubtful debts	**2,573**	711
Net exchange loss	**302,127**	19,790
Operating lease rentals in respect of land and buildings	**34,423**	40,822
Loss on senior note early redemption	**20,725**	–
Staff costs		
Directors' emoluments	**10,396**	9,963
Other staff costs		
Staff costs excluding retirement benefit costs	**451,286**	368,599
Retirement benefit costs	**42,804**	32,495
Equity-settled share-based payments	**49,058**	64,392
Total other staff costs	**543,148**	465,486
Less: Amount capitalized to properties under development for sale	**(197,985)**	(148,995)
	345,163	316,491
Rental income from investment properties	**(40,973)**	(41,688)
Less: Related outgoings	**14,218**	9,488
	(26,755)	(32,200)

7. DIVIDEND

	2015	2014
	RMB'000	*RMB'000*
Proposed final dividend – RMB9.35 cents (equivalent to HK11 cents (2014: HK11 cents) per ordinary share	**624,270**	524,572

The Board recommends the payment of a final dividend for 2015 of RMB9.35 cents (equivalent to HK11 cents) (2014: HK11 cents) per share (the "Proposed Final Dividend"). The Proposed Final Dividend for the year in aggregate with the interim dividend of HK3 cents per share paid in respect of the first six months of the year amounted to total dividends of HK14 cents per share. The Proposed Final Dividend will be either payable in cash or in form of new fully paid shares of the Company in respect of part or all of such final dividend at shareholder's option.

The Proposed Final Dividend for the year ended 31 December 2015 is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

8. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the owners of the Company is based on the following data:

	2015	2014
	RMB'000	*RMB'000*
Earnings		
Earnings for the purposes of basic and diluted earnings per share (profit for the period attributable to owners of the Company)	**2,095,464**	1,861,149

	2015	2014
Number of shares		
Weighted average number of ordinary shares for the purpose of basic earnings per share	**6,447,679,001**	6,026,579,000
Effect of dilutive potential ordinary shares on share options	**193,094**	–
Weighted average number of ordinary shares for the purpose of diluted earnings per share	**6,447,872,095**	6,026,579,000

For the year ended 31 December 2014, the share options granted on 26 February 2013 and 29 October 2013 under the share option scheme adopted on 9 October 2012 are not included in the calculation of diluted earnings per share as the adjusted exercise price was greater than the average market prices of the Company's share during the outstanding period in 2014.

9. ACCOUNTS AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Trade receivables mainly arise from sales of properties and rental income. Considerations in respect of properties sold are paid in accordance with the terms of the related sales and purchase agreements, normally with a range of 60 days to 180 days from the date of agreement. Rental income is paid by tenants within two months in accordance to tenancy agreement.

	2015	2014
	RMB'000	*RMB'000*
Trade receivables, net of allowance	**2,048,163**	2,381,005
Other receivables, net of allowance	**3,230,515**	1,353,501
Prepaid tax	**274,595**	168,294
Deposits and prepayments	**158,196**	72,508
	5,711,469	3,975,308

The following is an aged analysis of trade receivables, based on the date of agreement and net of allowance, at the end of the reporting period:

	2015	2014
	RMB'000	*RMB'000*
Within 60 days	**1,495,225**	1,675,839
61–180 days	**75,177**	407,496
181–365 days	**321,883**	100,776
1–3 years	**153,652**	196,894
Over 3 years	**2,226**	–
	2,048,163	2,381,005

Before accepting any corporate customer, the Group uses an internal credit assessment system to assess the potential customers' credit quality.

Movements in the allowance for doubtful debts on accounts and other receivables are as follows:

	2015	2014
	RMB'000	*RMB'000*
Balance at the beginning of the year	**(5,888)**	(5,177)
Increase in allowance	**(2,573)**	(711)
Balance at the end of the year	**(8,461)**	(5,888)

10. ACCOUNTS PAYABLES AND ACCRUED CHARGES

	2015	2014
	RMB'000	*RMB'000*
Trade payables	**3,905,090**	2,448,235
Other payables and accrued charges	**3,413,999**	2,734,814
	7,319,089	5,183,049

Trade payables and accrued expenditure on construction comprise construction costs and other project-related expenses which are payable based on project progress measured by the Group. The average credit period of trade payables is 60 days. The Group has financial risk management policies in place to ensure that all payables are within the credit timeframe.

The following is an aged analysis of trade payables, based on the invoice date, at the end of the reporting period:

	2015	2014
	RMB'000	*RMB'000*
Within 60 days	**2,047,752**	940,624
61–180 days	**473,606**	320,690
181–365 days	**757,571**	698,297
1–2 years	**510,802**	437,291
2–3 years	**66,438**	39,859
Over 3 years	**48,921**	11,474
	3,905,090	2,448,235

CHAIRMAN'S STATEMENT

Dear shareholders:

I am pleased to present to you the business review and outlook of CIFI Holdings (Group) Co. Ltd. ("CIFI" or the "Company", which together with its subsidiaries, is referred to as the "Group") for the year ended 31 December 2015.

Final dividend

The Board recommends the payment of a final dividend for 2015 (payable in cash with a scrip option) of RMB9.35 cents per share (the "Proposed Final Dividend"). The Company paid an interim dividend ("Interim Dividend") of 3 HK cents per share paid in respect of the first six months of the year.

The Proposed Final Dividend shall be declared in RMB and paid in Hong Kong dollars and will be converted from RMB into Hong Kong dollars at the average middle rate of RMB to Hong Kong dollars as announced by the People's Bank of China ("PBOC Exchange Rate") for the five business days preceding the date of declaration of dividend. Based on the prevailing PBOC Exchange Rate and the total outstanding number of issued shares of the Company as at the date of this annual results announcement, the Proposed Final Dividend is equivalent to 11 HK cents per share, which together with the Interim Dividend, will bring the total dividends to approximately 14 HK cents per share or approximately RMB784,800,000 for the year under review. The total dividend payout ratio for the year will be approximately 35% of the core net profit attributable to equity owners.

Results

In 2015, driven by favourable government policies, China's real estate market started to recover. Leveraging the industry turnaround, the Group continued to achieve sustainable and quality growth, pushing its sales and profits up to record highs.

In 2015, the Group's contracted sales rose by 42.5% to RMB30.21 billion from RMB21.21 billion in the previous year, exceeding its target of RMB25 billion for the year by 20.8%. In 2015, the Group's attributable contracted sales amounted to approximately RMB20.29 billion, representing an increase of approximately 23.8% over RMB16.39 billion in 2014.

In 2015, recognized revenue was RMB18,230.8 million, representing an increase of 12.7% over RMB16,179.3 million in the previous year. The Group's core net profit attributable to equity owners increased by 14.0% to RMB2,209.8 million in 2015 from RMB1,938.6 million in 2014.

The Group's adjusted gross profit margin (excluding the accounting effects due to acquisition of equity interests in certain projects) and core net profit margin were 24.1% and 12.1% respectively in 2015, both of which remained stable compared to 25.9% and 12.0% respectively in 2014. The Group delivered a core return on average equity of 19.2% in 2015.

Review of 2015

Market review

As the real estate industry of China experienced a correction in 2014, the Chinese government decisively launched policies to stimulate housing consumption. These policies include a number of cuts in interest rate and banks' reserve requirement ratio, relaxations of down payment requirements for mortgage loans, lifting of home purchase restrictions in most cities (except first-tier cities) and adjustments in transaction taxes. In 2015, driven by the government's favourable policies, the real estate market of China recovered and overall sales recorded a new high.

The real estate market in China in 2015 showed the following features and changes:

Sales performance

As the sentiment of the real estate market in China improved in 2015, the Group outperformed the market by achieving significant growth in terms of both contracted sales and average selling price.

In 2015, the Group's contracted sales and contracted gross floor area ("GFA") reached RMB30.21 billion and 2,056,200 sq.m. respectively, representing year-on-year growth of 42.5% and 18.6% respectively. In 2015, the Group's attributable contracted sales amounted to approximately RMB20.29 billion, representing an increase of approximately 23.8% over RMB16.39 billion in 2014. Due to higher proportion of upgraders' products and enhanced brand premium, the Group's contracted average selling price ("ASP") in 2015 increased by 20.1% to approximately RMB14,700/sq.m., compared with RMB12,235/sq.m. in 2014. Approximately 96.6% of the Group's contracted sales in 2015 were derived from first- and second-tier cities. The Group achieved a cash collection ratio of about 90% of the contracted sales in 2015.

Since the end of 2014, the Group had well anticipated the recovery of the real estate markets in first- and second-tier cities in China, and positioned itself with abundant saleable resources accordingly in first-tier and robust second-tier cities, with an emphasis on upgraders' products. Our optimal operational pace were evidenced in our well-timed sales pace. Before the market prices picked up in the first half of 2015, the Group adopted a more patient strategy by holding back its sell-through ratio; when the market in the first- and second-tier cities showed turnaround in the second half of 2015, the Group became aggressive in launching new sales projects and achieved increases in both sales volume and selling prices. The contracted sales of the Group achieved in the second half of 2015 almost doubled that in the first half of the year. By adopting such a flexible sales strategy and accurate market timing, the Group strived to strike a balance amongst volume, price and profit margin.

The Group's contracted sales in 2015 were dispersed among more than 50 projects in 14 cities. During the year, the Group launched pre-sale of 18 new projects, including:

- Shanghai Park Mansion Riverside
- Shanghai CIFI Pure Center
- Shanghai Shangkun CIFI Villa
- Shanghai BCL CIFI The Great City
- Shanghai CIFI Park Mansion West
- Shanghai Amber Garden
- Beijing MOMA CIFI Residence
- Beijing Longxi CIFI No. 6 Courtyard
- Suzhou CIFI Shangli
- Suzhou CIFI Park Mansion
- Suzhou Henderson CIFI City
- Suzhou CIFI Xiyue
- Hangzhou Longfor CIFI Chunjiang City
- Hangzhou Shunfa CIFI Honor Mansion
- Hefei CIFI Original Villa
- Nanjing CIFI Yincheng Dream Garden
- Nanjing CIFI Nine Modern Life; and
- Tianjin CIFI Yannan Garden.

The Group also continued to record contracted sales in other projects whose pre-sale launched in previous year(s).

CIFI was ranked 25th nationally in terms of contracted sales by value in 2015 according to the "China Real Estate Enterprises Sales Ranking Top 100 in 2015" jointly published by CRIC Information Group and China Real Estate Appraisal Center.

Profit margins

The negative impact on profits recognized in 2015 by correction in property prices in 2014 was mitigated by the benefits of the Group's lower finance cost, defensive land costs, product premium through improving quality and brand, and more efficient management of selling and general administrative expenses.

In 2015, the Group's adjusted gross margin (excluding the accounting effects due to increase of equity interests in certain projects, by re-adjusting the accounting treatment of business combination and remeasurement of fair value of the costs of relevant properties delivered as gross profit rather than other income), and net core profit margin remained stable.

Land acquisitions

In 2015, the Group was proactive and decisive in land acquisitions during this round of real estate market recovery in China. We have captured the ideal land-banking window and acquired a significant amount of land at attractive costs, securing abundant saleable resources in the next two years.

For the full year of 2015, the Group acquired interests in 25 new projects with an aggregate land consideration attributable to the Group of approximately RMB13.1 billion. For land acquisitions made during the year, the Group placed strong emphasis in the two first-tier cities, Shanghai and Beijing, as well as robust second-tier cities, Suzhou, Hangzhou, Nanjing, Hefei and Tianjin; while only selectively replenished its land reserve in Chongqing, Wuhan and Shenyang. During the year, the Group also entered the market of Guangzhou and acquired a minority interest in a property development project.

During the early stage of the market recovery in the first half of 2015, we captured the ideal land-banking window and acquired large amount of sites at superb locations in first-tier and robust second-tier cities suitable for developing upgraders' products. Such product segment offers better profit margin potential in the present phase of the market cycle. During the second half of 2015 when land markets in first-tier and robust second-tier cities heated up, we promptly shifted our emphasis to other second-tier cities where land prices had not yet recovered, and selectively acquired sites with good value there.

Joint venture strategies

The Group continued with its strategy of utilising joint ventures for acquiring lands with a key objective of diversifying its financial exposure and achieving win-win cooperation.

During the year, we expanded our co-operations with new joint venture partners. The Group's current joint venture partners are mainly property developers, which include blue-chip foreign developers (Henderson China, Hongkong Land China), state-owned and privately-owned developers (such as Vanke, Greenland, Longfor, Beijing Capital Land, Beijing North Star, Gemdale, Powerlong, Future Land and Modern Land, etc.).

The Group's comprehensive co-operations with renowned property developers demonstrate the industry's recognition of CIFI's strong execution ability, reputation and governance standards. The Group will continue to solidify its cooperation with joint venture partners in the future.

Financing and liability management

In 2015, the Group made major breakthrough in financing. Our emphasis in the past years on diversifying our financing channels and penetrating different funding markets (both onshore and offshore) started to pay off. During the year, we decisively captured the market window and completed financing exercises in both onshore and offshore capital markets at the lowest finance costs amongst privately-owned Chinese real estate companies with similar credit ratings.

We captured the opportunity in the stock market in the first half of 2015 and completed our equity placement, which further strengthened our equity, broadened our shareholder base and improved our share liquidity. When the stock market fell in the second half, we repurchased our shares at lower prices. The repurchased shares after cancellation enhanced the Company's net asset value and earnings per share. We believe repurchase of shares at the time when our share price undervalues the Company's performance and potential, can effectively improve shareholders' value.

We have successfully issued onshore corporate bonds at low costs. We have thus utilized lower-cost funding to replace higher-cost debts, thus improving our liability structure and lowering our average funding cost to a level that matched our growth in scale.

On the other hand, we have closely monitored and adopted measures to mitigate the risks induced by the Renminbi devaluation during the year. We repaid ahead of maturity the entire offshore syndicated loan with final maturity in July 2016 and a total principal amount of US$156.5 million, and repurchased an aggregate principal value of US$30,800,000 of the 12.25% coupon US Dollar senior notes due 2018 ("2018 Due USD Bonds"). In addition, we conducted our first offshore Renminbi financing, to reduce our reliance on offshore US dollar financing. These measures have effectively reduced the interest carry, the US or Hong Kong dollar-denominated debts and mitigated the risks associated with Renminbi's depreciation.

Healthy financial positions

As a result of the Group's strong cash collection derived from its property sales, balanced land acquisition and construction expenditures, the Group sustained a healthy financial position with lower interest costs and better debt structure.

As at 31 December 2015, the Group's:

- net debt-to-equity ratio was 59.2% (as at 31 December 2014: 63.2%, with onshore perpetual capital instrument as debt instead of equity for the purpose of calculating this ratio);

- net debts (total indebtedness less cash-on-hand) amounted to RMB9,049,657,000 (as at 31 December 2014: RMB7,332,803,000);

- cash-on-hand level remained high at RMB14,905,236,000 (as at 31 December 2014: RMB7,124,000,000);

- weighted average cost of indebtedness decreased to 7.2% (as at 31 December 2014: 8.3%);

- proportion of short-term borrowings in overall indebtedness remained low at 11.7% (as at 31 December 2014: 21.9%);

- proportion of unsecured indebtedness in overall indebtedness was 62.7% (as at 31 December 2014: 38.2%); and

- proportion of US dollar/HK dollar-denominated (non RMB-denominated) indebtedness in overall indebtedness was 43.8% (as at 30 June 2015: 51.6%; as at 31 December 2014: 38.2%).

As at 31 December 2015, unpaid committed land considerations attributable to the Group were approximately RMB3,236 million. The Group continued with its prudent approach to liabilities and kept its debts and off-balance sheet commitments at reasonable levels.

Customer satisfaction

The Group is dedicated to improving its product quality and customer service to meet consumers' needs and ever higher requirements. Based on the customer satisfaction survey conducted annually by the third-party consultancy firm engaged by the Group, we recorded new highs in overall customer satisfaction in both property sales and property management services in 2015 compared with that for the previous year, demonstrating enhanced recognition of our brand.

Innovations

The Group acknowledges the need of the industry to revolutionize its operations and embrace innovations. We have been pro-active in applying new concepts of mobile Internet and big data to such aspects as product design, sales and marketing and value-added customer services, with an objective of creating better products, services and communities for our customers.

We have implemented management project co-investment scheme in newly acquired projects since last year. Under such project co-investment scheme, both the key local management team of the projects in relevant cities and the key management team at the headquarters of the Group (other than the Company's directors and their respective associates) are in-principle required to take the minority "shadow equity" in new development projects together with the Company, while other employees (other than the Company's directors and their respective associates) can also choose to co-invest. The co-investment scheme has achieved its intended effects, promoting a sense of ownership of our key management teams and aligning their common interests with those of our shareholders.

Outlook for 2016

Compared to the previous year, the Group's outlook for the industry in 2016 is more upbeat.

Real estate industry environment

As China's economic growth slows down, it is expected that in 2016, the central government will continue to adopt loose monetary policies and favourable polices to foster housing consumption (save for the possibility of adjusting the policies at first-tier cities due to overheating in property prices), in order to promote inventory clearance in the real estate industry especially in the second-, third- or lower-tier cities and to ensure stable domestic economic development.

Under the current macro-economic environment, we expect that overall transaction volume in China's real estate market will grow steadily in 2016 compared to 2015. On the other hand, variation by different cities and uneven market situation will continue. We expect that transaction volume and prices in most first- and second-tier cities will grow steadily; whereas recovery in third-tier cities remains most uncertain. In first- and second-tier cities, these will be sustainable growth in self-use housing demand. Growth in self-use home upgraders' demand will be even higher, as driven by favourable policies.

In the long run, housing demand in China's first- and second-tier cities remains robust. Real estate is still a pillar industry in China. Fluctuation in government policies becomes normal. It implies more controls when the market overheats; on the other hand, more favourable measures when the market weakness effects economy. Accordingly, the real estate market in China will follow the features of short-cycle fluctuation from time to time.

The Group's development strategies

The Group adopts the strategy of pursuing "sustainable, balanced and quality growth" which targets an expansion pace higher than growth rates of the industry average and those of top developers, while stresses balances and disciplines avoiding ruthless land acquisitions, high gearing and low margin expansions. CIFI emphasizes both growth in scale and profitability. We believe that growth in scale can only create shareholders' value by maintaining strong profitability.

As our scale of contracted sales surpassed RMB30 billion level and our funding costs significantly decreased, we have further strengthened our operating model, by adopting both high asset turnover and high profitability development features. For upgraders' projects located in first-tier and robust second-tier cities, we adopt a high profitability model to develop refined and high-end products to maximize profitability. For mass market projects located in other second-tier cities, we continue to adopt high-asset turnover, standardized and low-cost development model. We aim to adopt appropriate turnover models based on the needs of different products and cities, in order to achieve optimal investment returns and most balanced cash flow situations, to maintain asset-light and healthy gearing level, and to increase our scale and profits at the same pace.

We anticipate that 2016 will be a favourable year for real estate sales in China. Our planned operating rhythm stresses accelerating sell-through and inventory clearance, expediting construction, balanced launches of new projects in both first- and second-half of the year and realizing saleable resources at high prices. The Group has set an initial contracted sales target for the full year of 2016 at RMB36.5 billion, representing an increase of approximately 21% from the contracted sales in 2015. Based on our anticipation of the market, our abundant saleable resources and conservative sell-through assumption, we are confident of achieving our 2016 yearly sales target.

As the land markets in most first- and second-tier cities have heated up, land prices in certain cities have already deviated from the affordability levels as reflected by their property prices. Our land acquisition approach this year stresses the importance of reducing risk, adopting more private acquisition measures, and acquiring land sites omitted by the market but with good value. We expect that we may reduce our land investments this year to well-position ourselves in the next ideal landbanking period. As the land acquisitions last year already secured adequate saleable sources in the next two years, we should have enough patience and flexibility to avoid buying over-priced land sites.

Our lean and clean land bank coupled with our asset-light development model and low inventory level offer us burden-free advantage in future expansion over other real estate developers. We firmly believe in the prospects of China's real estate industry. Our track records have demonstrated that it is indeed CIFI's strength to leverage upon opportunities from industry's fluctuation and achieve growth.

Appreciation

Finally, on behalf of the Board, I would like to express our sincere appreciation to all employees for their dedication and hard work, and to our shareholders, bondholders and business partners for their support in the past year.

CIFI Holdings (Group) Co. Ltd.
LIN Zhong
Chairman

MANAGEMENT DISCUSSION AND ANALYSIS

PERFORMANCE HIGHLIGHTS

	Notes	**2015**	2014	**Year-on-Year Growth**
Contracted sales				
Contracted sales (RMB'million)	*1*	**30,209**	21,206	42.5%
Contracted GFA (sq.m.)		**2,056,200**	1,733,200	18.6%
Contracted ASP (RMB/sq.m.)		**14,692**	12,235	20.1%
Selected financial information (RMB'million)				
Recognized revenue		**18,231**	16,179	12.7%
Gross profit		**4,144**	4,187	-1.0%
Profit for the year (including fair value gains)				
– Including non-controlling interests		**2,471**	2,000	23.6%
– Attributable to equity owners		**2,095**	1,861	12.6%
Core net profit	*2*			
– Including non-controlling interests		**2,574**	2,064	24.7%
– Attributable to equity owners		**2,210**	1,939	14.0%
Selected balance sheet data (RMB'million)				
Total assets		**67,452**	43,539	54.9%
Bank balances and cash	*3*	**14,905**	7,124	109.2%
Total indebtedness	*4*	**23,955**	13,861	72.8%
Total equity		**15,283**	11,583	31.9%
Equity attributable to equity owners		**12,827**	10,205	25.7%
Selected financial ratios				
Gross profit margin (adjusted)		**24.1%**	25.9%	
Core net profit margin	*5*	**12.1%**	12.0%	
Earnings per share (basic), RMB cents		32	31	
Core earnings per share (basic), RMB cents		34	32	
Return on average equity	*6*	**19.2%**	20.6%	
Net debt-to-equity ratio, at the end of year	*7*	**59.2%**	58.2%	
Weighted average cost of indebtedness, at the end of year	*8*	**7.2%**	8.3%	
Land bank (GFA, million sq.m.)				
Land bank (GFA, sq.m.), at the end of year				
– Total		**12.5**	9.6	
– Attributable		**8.5**	7.4	
New land acquisition (GFA, sq.m.), during the year				
– Total		**4.4**	1.3	
– Attributable		**2.0**	1.0	

Notes:

1. “Contracted sales” includes sales by the Group’s subsidiaries, joint ventures and associated company.

2. “Core net profit” excludes fair value gain in investment properties, net exchange loss, expenses relating to share option grants, interest expenses on settlement of trust and other loans with derivative nature, loss on repurchase of senior notes, and share of fair value gain and net exchange loss at joint ventures and associates companies, net of deferred taxes.

3. “Bank balances and cash” include pledged bank deposits.

4. “Total indebtedness” includes bank and other borrowings, onshore corporate bonds and offshore senior notes.

5. “Core net profit margin” is calculated based on core net profit attributable to equity owners over total recognized revenue.

6. The calculation of “return on average equity” is based on our core net profit divided by average equity attributable to equity owners for each financial year.

7. “Net debt-to-equity ratio” is calculated by the Group’s total indebtedness under IFRS less bank balances and cash (including pledged bank deposits) as a percentage of total equity at the end of each financial year.

8. “Weighted average cost of indebtedness” is the weighted average of interest costs of all indebtedness outstanding as at the end of each financial year.

PROPERTY DEVELOPMENT

Contracted sales

In 2015, the Group achieved contracted sales of approximately RMB30.21 billion, representing a growth of 42.5% as compared to 2014. In 2015, the Group's attributable contracted sales amounted to approximately RMB20.08 billion, representing an increase of approximately 22.5% over RMB16.39 billion in 2014. The growth in the Group's contracted sales was mainly attributable to the corresponding increase in the Group's saleable resources and effective sell-through strategies. In 2015, the Group contracted sales of approximately 2,056,200 sq.m. in GFA, representing an increase of 18.6% over the previous year. The Group's contracted ASP in 2015 was approximately RMB14,692/sq.m., representing an increase of 20.1% from RMB12,235/sq.m. in 2014.

Contracted sales from Yangtze River Delta, Pan Bohai Rim and Central Western Region contributed to approximately 71.7%, 20.9% and 7.4% of the Group's total contracted sales respectively. Contracted sales from first- and second-tier cities accounted for approximately 96.6% of the Group's total contracted sales whereas those from third-tier cities accounted for the remaining 3.4%. Contracted sales derived from residential projects contributed to approximately 90.0% whereas those from office projects contributed to the remaining 10.0%.

Cash collection from property sales by the Group's subsidiaries, joint ventures and associated company during the year represented around 90% of yearly contracted sales.

As of 31 December 2015, the Group's subsidiaries, joint ventures and associated company had approximately RMB18 billion contracted but unrecognized sales which formed a solid basis for Group's future growth in recognized revenue.

Table 1: Details of contracted sales in 2015

By project

Project	Primary intended use of the Project	Interest attributable to the Group	Contracted sales	% of total Contracted Sales	Contracted GFA	Contracted ASP
		(%)	*(RMB'000)*	*(%)*	*(sq.m.)*	*(RMB/sq.m.)*
Yangtze River Delta						
Shanghai Park Mansion Riverside	Residential	50.0	2,043,060	6.8	21,781	93,800
Shanghai Henderson CIFI Center	Office/Commercial	50.0	1,626,299	5.4	45,197	35,982
Shanghai Henderson CIFI Center	Residential	50.0	63,181	0.2	1,517	41,649
Shanghai CIF Pure Center	Office/Commercial	45.0	838,421	2.8	39,386	21,287
Shanghai Shangkun CIFI Villa	Residential	50.0	712,880	2.4	21,710	32,836
Shanghai BCL CIFI The Great City	Residential	40.0	600,278	2.0	27,811	21,584
Shanghai Elite Mansion	Residential	50.0	477,835	1.6	44,454	10,749
Shanghai CIFI Park Mansion West	Residential	38.3	426,800	1.4	15,349	27,806
Shanghai CIFI Jiangwan Mansion	Residential	75.5	382,451	1.3	6,943	55,084
Shanghai CIFI Haishang International	Office/Commercial	53.0	375,290	1.2	9,732	38,562
Shanghai Amber Garden	Residential	35.0	354,895	1.2	20,707	17,139
Shanghai CIFI Shilu	Residential	100.0	135,696	0.4	3,033	44,740
Shanghai CIFI Arthurshire	Residential	100.0	117,098	0.4	3,632	32,241
Shanghai CIFI Pleasant Garden	Residential	100.0	90,704	0.3	8,805	10,301
Shanghai Greenland CIFI E World Center	Office/Commercial	50.0	73,541	0.2	3,129	23,503
Shanghai CIFI U Block	Office/Commercial	100.0	31,424	0.1	1,704	18,441
Suzhou CIFI Shangli	Residential	100.0	1,160,150	3.8	92,521	12,539
Suzhou CIFI Park Mansion	Residential	12.5	1,049,925	3.5	37,038	28,347
Suzhou CIFI Elegant City	Residential	100.0	763,683	2.5	74,839	10,204
Suzhou Henderson CIFI City	Residential	50.0	751,053	2.5	71,178	10,552
Suzhou CIFI Apple Paradise	Residential	50.0	545,253	1.8	71,948	7,578
Suzhou CIFI Xiyue	Residential	100.0	403,807	1.3	44,291	9,117
Suzhou CIFI Private Mansion Usonian City Villa	Residential	100.0	362,878	1.2	26,065	13,922
Suzhou CIFI Sunny Life	Residential	100.0	248,463	0.8	27,192	9,137
Hangzhou Greenland CIFI Glorious City	Residential	50.0	1,736,737	5.7	67,670	25,665
Hangzhou Longfor CIFI Chunjiang City	Residential	35.0	1,169,030	3.9	70,057	16,687
Hangzhou Henderson CIFI Palace	Residential	100.0	542,086	1.8	69,384	7,813
Hangzhou Shunfa CIFI Honor Mansion	Residential	30.0	516,347	1.7	21,002	24,586
Hefei CIFI Original Villa	Residential	100.0	1,650,082	5.5	126,832	13,010
Hefei CIFI Private Mansion	Residential	100.0	212,021	0.7	18,766	11,298
Zhenjiang CIFI East One Place	Residential	100.0	257,293	0.9	48,800	5,272
Zhenjiang CIFI Times	Residential	100.0	67,557	0.2	10,461	6,458
Zhenjiang CIFI Times	Office/Commercial	100.0	68,727	0.2	8,557	8,032
Nanjing CIFI Yincheng Dream Garden	Residential	51.0	779,300	2.6	46,701	16,687
Nanjing CIFI Nine Modern Life	Residential	100.0	607,134	2.0	31,912	19,025
Jiaxing CIFI Ronchamp Town	Residential	100.0	192,852	0.6	27,536	7,004
Jiaxing CIFI Private Mansion	Residential	100.0	142,926	0.5	19,459	7,345

Project	Primary intended use of the Project	Interest attributable to the Group	Contracted sales	% of total Contracted Sales	Contracted GFA	Contracted ASP
		(%)	*(RMB'000)*	*(%)*	*(sq.m.)*	*(RMB/sq.m.)*
Pan Bohai Rim						
Beijing MOMA CIFI Residence	Residential	50.0	1,681,082	5.6	112,374	14,960
Beijing CIFI The Upper House	Residential	80.0	999,600	3.3	40,616	24,611
Beijing Longxi CIFI No.6 Courtyard	Residential	20.0	718,782	2.4	28,765	24,988
Tianjin CIFI Private Mansion	Residential	100.0	1,197,494	4.0	86,914	13,778
Tianjin CIFI Rosedale	Residential	100.0	420,875	1.4	60,441	6,963
Tianjin CIFI Yannan Garden	Residential	100.0	374,590	1.2	26,500	14,135
Tianjin CIFI Paradise Bay	Residential	25.0	150,341	0.5	30,846	4,874
Shenyang CIFI Private Mansion	Residential	100.0	363,923	1.2	45,556	7,988
Langfang CIFI Path Walf	Residential	100.0	290,517	1.0	44,028	6,598
Central Western Region						
Chongqing CIFI City	Residential	100.0	386,302	1.3	49,956	7,733
Changsha CIFI International Plaza	Residential	67.0	833,671	2.8	80,352	10,375
Changsha CIFI Private Mansion	Residential	100.0	235,691	0.8	36,889	6,389
Changsha CIFI Dream Mansion	Residential	80.0	195,257	0.6	29,854	6,540
Wuhan CIFI Private Mansion	Residential	100.0	591,570	2.0	70,983	8,334
Carpark and others			192,189	0.5	24,979	7,694
Total			30,209,041	100.0	2,056,152	14,692

By city

	Contracted sales	% of total contracted sales	Contracted GFA	Contracted ASP
	(RMB'000)	*(%)*	*(sq.m.)*	*(RMB/sq.m.)*
Shanghai	8,408,236	27.8	278,629	30,177
Suzhou	5,286,718	17.5	445,072	11,878
Hangzhou	3,979,520	13.2	228,295	17,431
Beijing	3,510,721	11.6	198,997	17,642
Tianjin	2,143,300	7.1	204,701	10,470
Hefei	1,867,826	6.2	149,414	12,501
Nanjing	1,386,434	4.6	78,613	17,636
Changsha	1,264,619	4.2	147,095	8,597
Wuhan	591,570	2.0	70,983	8,334
Zhenjiang	393,577	1.3	67,818	5,803
Chongqing	386,302	1.3	49,956	7,733
Shenyang	363,923	1.2	45,556	7,988
Jiaxing	335,778	1.1	46,995	7,145
Langfang	290,517	0.9	44,028	6,598
	30,209,041	100.0	2,056,152	

By region

	Contracted sales	% of total contracted sales	Contracted GFA	Contracted ASP
	(RMB'000)	*(%)*	*(sq.m.)*	*(RMB/sq.m.)*
Yangtze River Delta	21,658,089	71.7	1,294,836	16,727
Pan Bohai Rim	6,308,461	20.9	493,282	12,789
Central Western Region	2,242,491	7.4	268,034	8,366
Total	30,209,041	100.0	2,056,152	14,692

By first-, second- and third-tier cities

	Contracted sales	% of total contracted sales	Contracted GFA	Contracted ASP
	(RMB'000)	*(%)*	*(sq.m.)*	*(RMB/sq.m.)*
First-tier cities	11,918,958	39.5	477,626	24,955
Second-tier cities	17,270,211	57.1	1,419,685	12,165
Third-tier cities	1,019,872	3.4	158,841	6,421
Total	30,209,041	100.0	2,056,152	14,692

Notes:

1. The above contracted sales data includes sales of carparks.

2. First-tier cities refer to Shanghai and Beijing.

3. Second-tier cities refer to Suzhou, Hefei, Tianjin, Nanjing, Shenyang, Chongqing, Changsha, Hangzhou, and Wuhan.

4. Third-tier cities refer to Zhenjiang, Jiaxing and Langfang.

Revenue recognized from sales of properties

Revenue recognized from sales of properties in 2015 was approximately RMB17,046.7 million up by 8.9% year-on-year, accounted for 93.5% of total recognized revenue. In 2015, the Group delivered approximately 1,324,200 sq.m. of properties in GFA, down by 6.5% year-on-year. In 2015, the Group's recognized ASP from sales of properties was approximately RMB12,873/sq.m., representing an increase of 16.5% from RMB11,047/sq.m. in 2014.

The increase in the Group's revenue recognized from sales of properties was attributable to the increase in recognized ASP and GFA delivered.

Table 2: Breakdown of recognized revenue from property sales in 2015

By project

Project	Primary intended use of the project	Recognized revenue from sale of properties		% of recognized revenue from sale of properties		Total GFA delivered		Recognized ASP	
		(RMB'000)		*(%)*		*(sq.m.)*		*(RMB/sq.m.)*	
		2015	2014	2015	2014	2015	2014	2015	2014
Shanghai Henderson CIFI Centre	Residential, Office/ Commercial	2,336,054	–	13.7	–	64,082	–	36,454	–
Shanghai CIFI Arthur Shire	Residential	1,002,206	–	5.9	–	32,782	–	30,572	–
Shanghai CIFI Jiangwan Mansion	Residential	423,850	718,225	2.5	4.6	7,764	17,519	54,592	40,997
Shanghai CIFI Haishang International	Office/Commercial	420,494	–	2.5	–	10,915	–	38,524	–
Shanghai CIFI Park Mansion	Residential	232,282	–	1.4	–	6,788	–	34,220	–
Shanghai CIFI Shilu	Residential	164,053	–	1.0	–	3,597	–	45,608	–
Shanghai CIFI Private Mansion	Residential	147,858	475,914	0.9	3.1	6,455	29,404	22,906	16,185
Shanghai CIFI Pleasant Garden	Residential	106,425	309,755	0.6	2.0	10,371	32,228	10,262	9,611
Shanghai CIFI City	Residential	65,456	2,074,122	0.4	13.3	2,709	166,725	24,162	12,440
Shanghai CIFI Luxury Courtyard	Residential	29,054	79,705	0.2	0.5	1,358	2,804	21,395	28,425
Shanghai CIFI Pebble Beach	Residential	16,634	66,929	0.1	0.4	1,267	5,375	13,129	12,452
Shanghai CIFI U Block	Office/Commercial	12,323	670,863	0.1	4.3	709	43,925	17,381	15,273
Shanghai CIFI Samite Life	Residential	–	1,129,601	–	7.2	–	75,334	–	14,995
Shanghai CIFI Pujiang International	Office/Commercial	–	234,527	–	1.5	–	13,616	–	17,224
Shanghai CIFI Comfortable Joyous Bay	Residential	–	15,247	–	0.1	–	1,201	–	12,695
Suzhou CIFI Private Mansion Usonian City Villa	Residential	1,249,645	–	7.3	–	97,290	–	12,845	–
Suzhou CIFI Elegant City	Residential	1,023,108	–	6.0	–	109,373	–	9,354	–
Suzhou CIFI Sunny Life	Residential	599,291	–	3.5	–	68,254	–	8,780	–
Suzhou CIFI Private Mansion	Residential	25,195	723,638	0.1	4.6	1,598	86,185	15,767	8,396
Suzhou CIFI Luxury Courtyard	Residential	5,468	1,913,699	*	12.2	703	227,380	7,778	8,416
Suzhou CIFI Canal County	Residential	3,059	62,086	*	0.4	359	3,778	8,521	16,434
Suzhou CIFI Ronchamp Town	Residential	–	6,670	–	*	–	583	–	11,441
Hefei CIFI Central Park	Residential	–	22,003	–	0.1	–	4,677	–	4,705
Hefei CIFI Private Mansion	Residential	1,549,300	788,406	9.1	5.1	186,005	92,973	8,329	8,480
Zhenjiang CIFI Times	Residential	91,178	138,437	0.5	0.9	13,008	18,364	7,009	7,538
Jiaxing CIFI Ronchamp Town	Residential	414,217	–	2.4	–	60,791	–	6,814	–
Jiaxing CIFI Private Mansion	Residential	267,371	–	1.6	–	36,018	–	7,423	–
Jiaxing CIFI Square	Residential	–	12,400	–	0.1	–	1,016	–	12,205
Hangzhou Henderson CIFI Palace	Residential	796,754	–	4.7	–	100,932	–	7,894	–
Beijing CIFI The Education Park	Office/Commercial	1,424,629	–	8.4	–	62,324	–	22,858	–
Beijing CIFI The Upper House	Residential	1,195,060	1,785,712	7.0	11.4	48,501	73,604	24,640	24,261
Beijing CIFI Private Mansion	Residential	80,000	–	0.5	–	3,570	–	22,409	–
Beijing CIFI International Negotiate Garden	Office/Commercial	–	1,506,720	–	9.6	–	105,874	–	14,231
Beijing CIFI Olympic City	Office/Commercial	–	2,998	–	*	–	171	–	17,532
Langfang CIFI Path Walf	Residential	123,125	678,847	0.7	4.3	19,631	86,125	6,272	7,882
Tianjin CIFI Private Mansion	Residential	1,243,746	–	7.3	–	93,774	–	13,263	–
Tianjin CIFI Rosedale	Residential	249,645	777,503	1.5	5.1	31,996	102,902	7,802	7,556
Shenyang CIFI Private Mansion	Residential	159,450	–	0.9	–	12,733	–	12,523	–
Chongqing CIFI Ronchamp Town	Residential	16,180	84,226	0.1	0.5	1,290	13,607	12,543	6,190
Chongqing CIFI Fashion Tribe	Office/Commercial	4,696	411,894	*	2.6	743	50,700	6,320	8,124
Chongqing CIFI Langyuejun	Residential	–	115,422	–	0.7	–	21,269	–	5,427
Changsha CIFI International Plaza	Residential	437,325	–	2.6	–	39,480	–	11,077	–
Changsha CIFI Private Mansion	Residential	241,639	779,848	1.4	5.1	37,581	111,257	6,430	7,009
Changsha CIFI Luxury Courtyard	Residential	–	4,883	–	*	–	914	–	5,342
Wuhan CIFI Private Mansion	Residential	700,121	–	4.1	–	88,850	–	7,880	–
Carpark and others		189,809	63,404	1.0	0.3	60,613	27,429	3,131	2,312
Total		17,046,700	15,653,684	100	100	1,324,214	1,416,939	12,873	11,048

* *less than 0.1%*

By city

	Recognized revenue from sale of properties		% of recognized revenue from sale of properties		Total GFA delivered		Recognized ASP	
	(RMB'000)		*(%)*		*(sq.m.)*		*(RMB/sq.m.)*	
	2015	2014	**2015**	2014	**2015**	2014	**2015**	2014
Shanghai	**4,990,753**	5,778,522	**29.3**	36.9	**155,072**	389,492	**32,183**	14,836
Suzhou	**2,932,912**	2,709,977	**17.2**	17.3	**291,169**	319,806	**10,073**	8,474
Beijing	**2,743,658**	3,295,804	**16.1**	21.0	**124,215**	179,769	**22,088**	18,334
Hefei	**1,574,451**	810,409	**9.2**	5.2	**193,492**	97,650	**8,137**	8,299
Tianjin	**1,495,757**	777,503	**8.7**	5.0	**126,888**	102,902	**11,788**	7,556
Hangzhou	**803,806**	-	**4.7**	-	**103,962**	-	**7,732**	-
Changsha	**711,367**	809,438	**4.2**	5.2	**86,264**	124,970	**8,246**	6,477
Wuhan	**700,121**	-	**4.1**	-	**88,850**	-	**7,880**	-
Jiaxing	**684,739**	12,400	**4.0**	0.1	**98,409**	1,016	**6,958**	12,205
Shenyang	**159,450**	-	**0.9**	-	**12,733**	-	**12,523**	-
Langfang	**128,510**	678,847	**0.8**	4.3	**20,423**	86,125	**6,292**	7,882
Zhenjiang	**94,679**	140,680	**0.6**	0.9	**13,540**	19,564	**6,993**	7,191
Chongqing	**26,497**	640,104	**0.2**	4.1	**9,197**	95,645	**2,881**	6,692
Total	**17,046,700**	15,653,684	**100**	100	**1,324,214**	1,416,939	**12,873**	11,048

By region

	Recognized revenue from sale of properties		% of recognized revenue from sale of properties		Total GFA delivered		Recognized ASP	
	(RMB'000)		*(%)*		*(sq.m.)*		*(RMB/sq.m.)*	
	2015	2014	**2015**	2014	**2015**	2014	**2015**	2014
Yangtze River Delta	**11,081,340**	9,451,988	**65.0**	60.4	**855,644**	827,528	**12,951**	11,422
Pan Bohai Rim	**4,527,375**	4,752,154	**26.6**	30.4	**284,259**	368,796	**15,927**	12,886
Central Western Region	**1,437,985**	1,449,542	**8.4**	9.2	**184,311**	220,615	**7,802**	6,570
Total	**17,046,700**	15,653,684	**100**	100	**1,324,214**	1,416,939	**12,873**	11,048

By first-, second- and third-tier cities

	Recognized revenue from sale of properties		% of recognized revenue from sale of properties		Total GFA delivered		Recognized ASP	
	(RMB'000)		*(%)*		*(sq.m.)*		*(RMB/sq.m.)*	
	2015	2014	**2015**	2014	**2015**	2014	**2015**	2014
First-tier cities	**7,734,411**	9,074,326	**45.4**	58.0	**279,287**	569,261	**27,693**	15,941
Second-tier cities	**8,404,361**	5,747,431	**49.3**	36.7	**912,555**	740,973	**9,210**	7,757
Third-tier cities	**907,928**	831,927	**5.3**	5.3	**132,372**	106,705	**6,859**	7,797
Total	**17,046,700**	15,653,684	**100**	100	**1,324,214**	1,416,939	**12,873**	11,048

Notes:

1. The above sales data includes sales of carparks.

2. First-tier cities refer to Shanghai and Beijing.

3. Second-tier cities refer to Suzhou, Hefei, Hangzhou, Shenyang, Tianjin, Chongqing, Changsha and Wuhan.

4. Third-tier cities refer to Zhenjiang, Jiaxing and Langfang.

Completed properties held for sale

During the year 2015, the total GFA of newly completed projects of the Group amounted to approximately 3.6 million sq.m. (2014: 1.6 million sq.m.) comprising 3.1 million sq.m. by its subsidiaries (2014: 1.6 million sq.m.) and 0.5 million sq.m. by its joint ventures or associated companies (2014: nil). As at 31 December 2015, the Group had 42 completed properties projects with a total and attributable unsold or undelivered GFA of approximately 3.9 million sq.m. and 3.5 million sq.m. respectively.

Properties under development/held for future development

As at 31 December 2015, the Group had 41 property projects under development or held for future development with a total and attributable GFA of approximately 8.6 million sq.m. and 4.9 million sq.m. respectively.

PROPERTY INVESTMENT

Rental income

The Group's rental income in 2015 was approximately RMB41.0 million, down by 1.7% year-on-year. Overall rental income slightly decreased because portion of Jiaxing CIFI Square's retail spaces was undergoing transformation from a department store to retail arcade and the re-leasing caused loss of rental during the process.

Table 3: Breakdown of rental income in 2015

	2015		2014		
	Rental income	**% of Rental income**	Rental income	% of Rental income	**Rental income growth rate**
	RMB'000	***%***	*RMB'000*	*%*	***%***
Investment properties					
Jiaxing CIFI Square	**31,505**	**76.9**	38,161	91.5	-17.4
Other investment properties	**5,288**	**12.9**	2,614	6.3	102.3
Other non-investment properties	**4,180**	**10.2**	913	2.2	357.8
Total	**40,973**	**100.0**	41,688	100.0	-1.7

Investment properties

As at 31 December 2015, the Group had 7 investment properties with a total GFA of approximately 147,400 sq.m. Out of such investment properties portfolio of the Group, 6 investment properties with a total GFA of approximately 136,400 sq.m. had commenced leasing, while the remaining was under development.

FINANCIAL REVIEW

Revenue

In 2015, the Group's recognized revenue was approximately RMB18,230.8 million, up 12.7% year-on-year. Out of the Group's total recognized revenue in 2015, (i) sales of property increased by 8.9% from the previous year to approximately RMB17,046.7 million; (ii) rental income decreased by 1.7% from the previous year; (iii) property management income increased by 73.9% from the previous year, as boosted by additional new property projects completed and added in our property management portfolio during the year; and (iv) project management and other property related service income increased by 179.2% from the previous year.

Table 4: Breakdown of recognized revenue in 2015

	2015		2014		
	Recognized revenue	**% of Total recognized revenue**	Recognized revenue	% of Total recognized revenue	**Year-on-year change**
	RMB'000	***%***	*RMB'000*	*%*	***%***
Sales of properties	**17,046,700**	**93.5**	15,653,684	96.8	8.9
Rental income	**40,973**	**0.2**	41,688	0.3	-1.7
Property management income	**343,638**	**1.9**	197,579	1.2	73.9
Project management and other property related service income	**799,477**	**4.4**	286,383	1.7	179.2
Total	**18,230,788**	**100.0**	16,179,334	100.0	12.7

Cost of sales

The Group's reported cost of sales in 2015 was approximately RMB14,087.2 million, up 17.5% from the previous year.

During the year, the Group increased equity interests in certain projects resulting in financial consolidation of these projects as subsidiaries. Due to the accounting treatment of increase of equity interests in certain projects, cost of sales of those delivered properties for such projects in 2015 were remeasured at fair value.

The reported cost of sales in 2015 included RMB243.3 million of fair value gains related to such properties delivered. Eliminating such fair value gains, the adjusted cost of sales in 2015 was approximately RMB13,843.9 million, up by 15.4% from the previous year.

Gross profit and gross profit margin

The Group's reported gross profit in 2015 was approximately RMB4,143.6 million, down 1.0% year-on-year compared to RMB4,186.8 million in 2014. The reported gross profit in 2015 was understated by the accounting treatment due to increase of equity interests in certain projects. Eliminating the accounting effect of remeasurement of fair value of the costs of relevant properties delivered, the adjusted gross profit in 2015 would be approximately RMB4,386.9 million, up 4.8% year-on-year compared to RMB4,186.8 million in 2014.

Our adjusted gross profit margin (excluding the accounting effects due to increase of equity interests in certain projects) was 24.1% in 2015, compared to 25.9% in 2014.

The slight decrease of the Group's gross profit margin in 2015 (on adjusted basis) compared to 2014 was primarily due to the recognition as revenue in 2015 of the sales contracted in 2014 which were affected by the then prevailing market correction in property prices.

Net exchange loss

In 2015, the Group incurred net exchange loss of RMB302.1 million due to the effects of the depreciation of RMB during the year, compared to RMB19.8 million of net exchange loss in 2014.

Gain on remeasurement and gain from business combinations

During the year, the Group increased equity interests in certain projects resulting in financial consolidation of these projects as subsidiaries.

Accordingly, in 2015, the Group recognized a gain of RMB166.5 million from remeasurement of the fair value of the equity interests in certain project companies (which were previously recognized as joint ventures, before acquisition of the equity interests during the year and thereafter they were recognized as subsidiaries) and a gain of RMB76.8 million from business combination for the acquisition of interest of the aforesaid companies, for the excess of fair value of net assets acquired over the consideration.

Changes in fair value of investment properties

In 2015, the Group recognized a fair value gain on investment properties of approximately RMB128.1 million versus a corresponding gain in 2014 of approximately RMB241.2 million. The fair value gain on investment properties was mainly due to the appreciation of the overall capital value.

Selling and marketing expenses

The Group's selling and marketing expenses increased by 16.1% to approximately RMB370.9 million in 2015 from RMB319.4 million in 2014. This increase was in line with the Group's new launch of more property projects available for pre-sale in 2015. During the year, the Group kept its selling expenses at an appropriate level.

Administrative and other expenses

The Group's administrative expenses increased by 14.7% to approximately RMB607.4 million in 2015 from RMB529.4 million in 2014. This increase was primarily due to the Group's business expansion. During the year, the Group's administrative expenses were kept at a reasonable level due to implementation of stringent cost control and improvement in per capita efficiency.

Share of results of joint ventures and associates

The Group's share of results of joint ventures and associates amounted to profits of RMB172.6 million in 2015, versus losses of 118.7 million in 2014. Included in the share of results of joint ventures and associates in 2015 were RMB175.6 million share of exchange loss and RMB348.7 million share of gain in the fair value of investment properties under construction.

Eliminating the effects of exchange loss and fair value gain, the Group's share of results of joint ventures and associates were losses of RMB0.5 million in 2015, compared to losses of RMB118.7 million in 2014.

Finance costs

The Group's finance costs expensed in 2015 was approximately RMB202.9 million, versus RMB386.2 million in 2014. The change in finance costs expensed was primarily attributable to the change in the total finance costs incurred, net of the portion being capitalized in properties under development during the year.

The Group's total finance costs expensed and capitalized increased by 23.6% to approximately RMB1,774.0 million in 2015 from RMB1,435.6 million in 2014. The increase in total finance costs expensed and capitalized was due to the increase of the Group's total indebtedness to RMB24.0 billion as at 31 December 2015 from RMB13.9 billion as at 31 December 2014, partly set off by the decrease in weighted average cost of indebtedness during the year was primarily attributable to the effective liability management exercise by the Group. The Group's weighted average cost of indebtedness as at 31 December 2015 was 7.2%, compared to 8.3% as at 31 December 2014.

Income tax expenses

The Group's income tax expenses increased by 0.7% to approximately RMB1,334.0 million in 2015 from RMB1,325.2 million in 2014. The Group's income tax expense included payments and provisions made for enterprise income tax ("EIT") and land appreciation tax ("LAT") during the year. The Group's effective income tax rate decreased to 35.1% in 2015 from 39.9% in 2014.

The Group made LAT provisions of approximately RMB317.9 million in 2015, versus RMB472.9 million in 2014. The Group made actual LAT payments of RMB549.7 million in 2015, versus RMB314.5 million in 2014. As at 31 December 2015, the Group had accumulated unpaid LAT provisions of RMB229.8 million.

Profit for the year

As a result of the factors described above, the Group's profit before taxation increased by 14.4% to approximately RMB3,804.8 million in 2015 from RMB3,324.8 million in 2014. The Group's profit and total comprehensive income for the year increased by 23.6% to approximately RMB2,470.8 million in 2015 from RMB1,999.6 million in 2014. The Group's net profit attributable to equity owners increased by 12.6% to approximately RMB2,095.5 million in 2015 from RMB1,861.1 million in 2014.

The Group's core net profit attributable to equity owners increased by 14.0% to approximately RMB2,209.8 million in 2015 from RMB1,938.6 million in 2014. Core net profit attributable to equity owners in 2015 excluded fair value gain in investment properties, net exchange loss, expenses relating to share option grants, loss on repurchase of senior notes, and share of fair value gain and net exchange loss at joint ventures and associates companies, net of deferred taxes. The corresponding core net profit margin was 12.1% in 2015 and 12.0% in 2014.

The Group maintained its return on average equity at 19.2% in 2015 versus 20.6% in 2014.

LAND BANK

As at 31 December 2015, the total GFA of the Group's land bank was approximately 12.5 million sq.m., and the attributable GFA of the Group's land bank was approximately 8.3 million sq.m. As at 31 December 2015, average acquisition cost of the Group's overall land bank based on attributable GFA and attributable cost was approximately RMB5,900 per sq.m.

Table 5: Breakdown of the Group's land bank as at 31 December 2015

By property

Project	Primary intended use of the project	Remaining unrecognized/ Saleable / Rentable GFA remaining unsold (carpark excluded)	Interest attributable to the Group
		(sq.m.)	*(%)*
Completed properties			
Yangtze River Delta			
Shanghai CIFI Pujiang International	Office/Commercial	41,684	100.0
Shanghai CIFI Luxury Courtyard	Residential	7,238	100.0
Shanghai CIFI Pebble Beach	Residential	71,758	100.0
Shanghai CIFI Pleasant Garden	Residential	26,401	100.0
Shanghai CIFI City	Residential	14,666	100.0
Shanghai CIFI Samite Life	Residential	7,866	100.0
Shanghai CIFI Jiangwan Mansion	Residential	8,817	75.5
Shanghai CIFI U Block	Office/Commercial	10,166	100.0
Shanghai CIFI Arthur Shire	Residential	5,718	100.0
Shanghai Greenland CIFI E Park	Office/Commercial	13,578	50.0
Shanghai Elite Mansion	Residential	120,939	50.0
Shanghai Henderson CIFI Centre	Residential, Office/ Commercial	106,518	50.0
Shanghai CIFI Haishang International	Office/Commercial	8,685	53.0
Shanghai CIFI Haishang International	Investment properties	45,400	53.0
Shanghai CIFI Park Mansion West	Residential	53,912	38.3
Shanghai CIFI Shilu	Residential	1,803	100.0
Suzhou CIFI Canal County	Residential	11,063	100.0
Suzhou CIFI Luxury Courtyard	Residential	30,917	100.0
Suzhou CIFI Private Mansion	Residential	10,817	100.0
Suzhou CIFI Private Mansion Usonian City Villa	Residential	11,510	100.0
Suzhou CIFI Elegant City	Residential	147,527	100.0
Suzhou CIFI Sunny Life	Residential	11,646	100.0
Suzhou CIFI Apple Paradise	Residential	50,679	50.0
Hefei CIFI Private Mansion	Residential	34,122	100.0
Zhenjiang CIFI Times	Residential	24,832	100.0
Jiaxing CIFI Square (Commercial)	Investment properties	82,600	100.0
Jiaxing CIFI Private Mansion	Residential	40,982	100.0
Jiaxing CIFI Ronchamp Town	Residential	105,709	100.0
Hangzhou Henderson CIFI Palace	Residential	119,868	100.0

Project	Primary intended use of the project	Remaining unrecognized/ Saleable / Rentable GFA remaining unsold (carpark excluded)	Interest attributable to the Group
		(sq.m.)	*(%)*
Pan Bohai Rim			
Beijing CIFI Wangxin Commercial Centre	Investment properties	4,900	100.0
Beijing CIFI Olympic City	Office/Commercial	5,629	100.0
Beijing CIFI Private Villa Riverside Garden	Residential	20,395	80.0
Beijing CIFI The Education Park	Office/Commercial	24,276	100.0
Langfang CIFI Path Walf	Residential	201,544	100.0
Tianjin CIFI Rosedale	Residential	137,102	100.0
Tianjin CIFI Private Mansion	Residential	228,526	100.0
Tianjin CIFI Paradise Bay	Residential	117,383	25.0
Shenyang CIFI Private Mansion	Residential	150,067	100.0
Central Western Region			
Chongqing CIFI Ronchamp Town	Residential	59,904	100.0
Chongqing CIFI Purple City	Office/Commercial	100,456	100.0
Changsha CIFI Private Mansion	Residential	125,319	100.0
Changsha CIFI International Plaza	Residential	91,720	67.0
Wuhan CIFI Private Mansion	Residential	259,850	100.0
Other		6,650	100.0
Carparks		1,097,861	
		3,859,003	

Project	Primary intended use of the project	Estimated Year of Completion	Site Area	Total GFA under development and held for future development (excluding carparks)	Pre-sold	Interest attributable to the Group
			(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(%)*
Properties under development and held for future development						
Yangtze River Delta						
Shanghai CIFI La Baie D'Evian	Residential	2017	189,800	24,500	–	100.0
Shanghai CIF Pure Center	Office	2016	41,500	106,300	39,386	45.0
Shanghai Park Mansion Riverside (Shanghai Liujiazui YangJing Project Residential)	Residential	2016	87,200	30,000	21,781	49.0
Shanghai Liujiazui YangJing Project Office and Commercial	Office and Commercial	2017		196,700	–	49.0
Shanghai Amber Garden (Shanghai Songjiang District Chedun Town Project)	Residential	2017	103,900	98,900	20,707	35.0
Shanghai Shangkun CIFI Villa (Shanghai Songjiang District Dongjing Town Project)	Residential	2017	61,200	61,800	21,710	50.0
Shanghai BCL CIFI The Great City (Shanghai Jiading District Industrial Zone Project)	Residential	2016-2018	128,100	246,200	27,811	40.0
Shanghai Songjiang District, Jiuting Town, Unit A, No. 11A-01A/15A-01A Project	Office and Commercial	2018-2019	83,400	227,100	–	34.0
Suzhou CIFI Xiyue (Suzhou Gaoxin District Hushuguan Sunny Life South Project)	Residential	2016	21,600	47,600	44,291	100.0
Suzhou CIFI Shangli (Suzhou Wuzhong District Tayuan Road Project)	Residential	2017	68,000	147,100	92,521	100.0
Suzhou CIFI Park Mansion (Suzhou Industrial Park District Project)	Residential	2017	68,000	108,000	37,038	12.5
Suzhou Henderson CIFI City (Suzhou Gaoxin District Luxury Courtyard South Project)	Residential	2017-2019	171,300	394,100	71,178	50.0
Suzhou North Star CIFI No.1 Courtyard (Suzhou Hi-Tech District Huashan Road Project)	Residential	2017-2018	178,700	180,500	–	50.0
Suzhou CIFI Park Mansion Lakeside (Suzhou Industrial Park District No. 3, Moon Bay Project)	Residential	2018	131,000	209,700	–	40.0
Hangzhou Greenland CIFI Glorious City	Residential	2016	58,800	235,100	160,984	50.0
Hangzhou Greenland CIFI Glorious City	Office	2016		31,000	–	50.0
Hangzhou Yuhang District Chongxian Xincheng No. 18 Site Project	Residential	2017	35,300	90,800	–	50.0
Hangzhou Longfor CIFI Chunjiang City (Hangzhou Xiaoshan District North XingyiCun Project)	Residential	2017	39,200	109,800	70,057	35.0

Project	Primary intended use of the project	Estimated Year of Completion	Site Area	Total GFA under development and held for future development (excluding carparks)	Pre-sold	Interest attributable to the Group
			(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(%)*
Hangzhou Shunfa CIFI Honor Mansion (Hangzhou Xiaoshan District Zhonghui Project)	Residential	2017-2018	55,400	98,300	21,002	30.0
Hangzhou CIFI Times City (Hangzhou Yuhang District Chongxian Xin Cheng B-4 Project)	Office and Commercial	2018	54,100	129,800	–	100.0
Hangzhou Xiaoshan District Baolong Project	Office and Commercial	2018	57,600	143,900	–	33.0
Hangzhou Xiao Shan District, Olympic Park FG16-04 Project	Commercial	2018	29,800	86,400	–	100.0
Hefei CIFI Original Villa	Residential	2016-2017	199,200	206,500	126,832	100.0
Hefei Luyang District, 212 acres Project	Residential	2018-2019	141,700	239,000	–	50.0
Zhenjiang CIFI East One Place	Residential	2017	49,400	146,400	84,134	100.0
Nanjing CIFI Nine Modern Life (Nanjing Jiangning District Project)	Residential	2017	17,300	51,300	31,912	100.0
Nanjing CIFI Yincheng Dream Garden (Nanjing Pokou New District Project)	Residential	2016	81,700	109,500	46,701	51.0
Nanjing CIFI Park Mansion Qin Huai (Nanjing Jiangning District Nanjing South StationWest Area No. 34-35 Project)	Residential	2018	28,700	80,400	–	100.0
Nanjing North Star CIFI Park Mansion Jin Ling(Nanjing Jianye District North YingSan Street No.26 Project)	Residential	2017-2018	25,300	70,700	–	49.0
Pan Bohai Rim						
Beijing MOMA CIFI Residence	Residential	2016	73,400	134,900	112,374	50.0
Beijing Vank World	Office and Commercial	2017	46,924	94,800	–	26.5
Beijing CIFI No.26 Block (Beijing Shunyi District Nan Fa Xin Project)	Office and Commercial	2017	88,700	206,700	–	10.0
Beijing Daxing District Yinghai Town Jiangchang Cun Project	Office	2017	13,500	19,000	–	59.5
Beijing Daxing District Pangge Zhuang Town Project	Commercial and Residential	2017-2018	158,300	266,200	28,765	49.0
Tianjin CIFI Yannan Garden (Tianjin Xiqing District Jingwu Town Dananhe North Project)	Residential	2017-2018	122,600	208,500	26,500	100.0
Tianjin Jinnan District No.2013-26 Project	Residential	2018	82,200	147,900	–	20.0
Shenyang Tiexi District Xinghua Printing Factory North Project	Residential	2018	20,000	70,100	–	100.0

Project	Primary intended use of the project	Estimated Year of Completion	Site Area	Total GFA under development and held for future development (excluding carparks)	Pre-sold	Interest attributable to the Group
			(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(%)*
Central Western Region						
Chongqing CIFI City	Residential	2016-2017		448,200	128,658	100.0
Chongqing CIFI City	Commercial	2016-2017	192,400	149,000	–	100.0
Chongqing CIFI City	Investment property	2016-2017		44,300	–	100.0
Chongqing New Northern District Dazhulin Project	Commercial and Residential	2018-2019	325,600	635,700	–	30.0
Changsha CIFI Dream Mansion	Residential	2016	41,500	148,800	55,328	80.0
Changsha CIFI International Plaza	Office	2016	95,400	136,800	–	67.0
Wuhan Hanyang District Hanqiao Cun Project	Commercial and Residential	2017-2019	129,900	289,000	–	55.0
Other						
Guangzhou Liwan District No.111, Baihua Road, Bai Hua Xiang Liao Chang Project	Residential	2018	31,900	143,600	–	19.0
Carpark				1,588,235	9,248	
TOTAL Properties under development and held for future development				8,639,135	1,250,152	
GRAND TOTAL (Completed, under development and for future development)				12,498,138	1,250,152	

Land acquisition in 2015

During the year 2015, the Group purchased interests in a total of 25 new projects. During the year, the Group continued utilising joint ventures strategies to jointly develop the newly acquired projects.

Total planned GFA of the Group's land acquisition in 2015 amounted to approximately 4.4 million sq.m., out of which 2.0 million sq.m. were attributable to the Group's equity interests. Total contracted consideration of the Group's land acquisition amounted to approximately RMB29,537.0 million, out of which RMB13,122.4 million were payable by the Group according to its equity interests in relevant projects. Based on the Group's attributable GFA acquired and the attributable acquisition considerations, the Group's average land acquisition cost in 2015 was approximately RMB6,680 per sq.m.

Table 6: The Group's land acquisition in 2015

City	Project	Intended Primary Use	The equity interest	Site Area	Planned GFA (excluding carparks)	Attributable planned GFA (excluding carparks)	Total consideration	Attributable consideration	Average land cost (excluding carparks)
			(%)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(RMB)*	*(RMB)*	*(RMB/sq.m.)*
Land acquisition in 2015									
Tianjin	CIFI Yannan Garden (Xiqing District Jingwu Town Dananhe North Project)	Residential	100.0	122,600	208,500	208,500	672,100,000	672,100,000	3,224
Shanghai	BCL CIFI The Great City (Jiading Industrial Zone Project)	Residential	40.0	128,100	246,200	98,480	1,332,000,000	532,800,000	5,410
Beijing	Vanke World (Daxing District Huangcun Town Project)	Office/Commercial	26.5	46,924	94,800	25,122	763,000,000	202,195,000	8,049
Suzhou	Henderson CIFI City (Hi-Tech District Luxury Courtyard South Project)	Residential	50.0	171,300	394,100	197,050	1,400,000,000	700,000,000	3,552
Shanghai	Shangkun CIFI Villa (Songjiang District DongjingTown Project)	Residential	50.0	61,200	61,800	30,900	780,000,000	390,000,000	12,621
Hangzhou	Longfor CIFI Chunjiang City (Xiaoshan District North Xingyi Cun Project)	Residential	35.0	39,200	109,800	38,430	823,886,000	288,360,100	7,504

City	Project	Intended Primary Use	The equity interest	Site Area	Planned GFA (excluding carparks)	Attributable planned GFA (excluding carparks)	Total consideration	Attributable consideration	Average land cost (excluding carparks)
			(%)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(RMB)*	*(RMB)*	*(RMB/sq.m.)*
Hangzhou	Shunfa CIFI Honor Mansion (New) (Xiaoshan District Zhonghui Project)	Residential	30.0	55,400	98,300	29,490	1,084,100,000	325,230,000	11,028
Beijing	CIFI No.26 Block (Shunyi District Nan Fa Xin Project)	Office/Commercial	10.0	88,700	206,700	20,670	1,380,000,000	138,000,000	6,676
Suzhou	North Star CIFI No.1 Courtyard (Hi-Tech District Huashan Road Project)	Residential	50.0	178,700	180,500	90,250	960,000,000	480,000,000	5,319
Beijing	Daxing District Yinghai Town Jiangchang Cun Project	Residential	59.5	13,500	19,000	11,305	225,000,000	133,875,000	11,842
Beijing	Daxing District Pangge Zhuang Town Project	Commercial and residential	49.0	158,300	266,200	130,438	2,410,000,000	1,180,900,000	9,053
Chongqing	CIFI Jiangshan Yue (New Northern District Dazhulin Project0	Commercial and residential	30.0	325,600	635,700	190,710	2,329,000,000	698,700,000	3,664
Shanghai	CIFI Park Mansion West (Jia Ding District Ying Yi An Ting Golf Villa Project)	Residential	38.3	264,000	60,700	23,218	897,660,000	343,354,950	14,788
Suzhou	CIFI Park Mansion Lakeside (Industrial Park District No. 3, Moon Bay Project)	Residential	40.0	131,000	209,700	83,880	3,100,000,000	1,240,000,000	14,783
Nanjing	CIFI Park Mansion Qinhuai (Jiangning District Nanjing South Station West Area No. 34-35 Project)	Residential	100.0	28,700	80,400	80,400	1,150,000,000	1,150,000,000	14,303
Shenyang	CIFI Jin Court (Tiexi District Xinghua Printing Factory North Project)	Residential	100.0	20,000	70,100	70,100	294,590,000	294,590,000	4,202
Tianjin	Jinnan District No.2013-26 Project	Residential	20.0	82,200	147,900	29,580	431,550,000	86,310,000	2,918

City	Project	Intended Primary Use	The equity interest	Site Area	Planned GFA (excluding carparks)	Attributable planned GFA (excluding carparks)	Total consideration	Attributable consideration	Average land cost (excluding carparks)
			(%)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(RMB)*	*(RMB)*	*(RMB/sq.m.)*
Wuhan	Yulong CIFI Peninsula (Hanyang District Hanqiao Cun Project)	Commercial and residential	55.0	129,900	289,000	158,950	909,090,909	500,000,000	3,146
Hangzhou	CIFI Times City (Yuhang District Chongxian Xin Cheng B-4 Project)	Commercial and residential	100.0	54,100	129,800	129,800	337,430,000	337,430,000	2,600
Hangzhou	Xiaoshan District Baolong Project	Commercial and residential	33.0	57,600	143,900	47,487	735,515,151	242,720,000	5,111
Nanjing	North Star CIFI Park Mansion Jinling (Jianye District North YingSan Street No.26 Project)	Residential	49.0	25,300	70,700	34,643	1,500,000,000	735,000,000	21,216
Shanghai	Songjiang District, Jiuting Town, Unit A, No. 11A-01A/15A-01A Project	Office and Commercial	34.0	83,400	227,100	77,214	1,236,000,000	420,240,000	5,443
Hefei	Luyang District, 212 acres Project	Residential	50.0	141,700	239,000	119,500	2,253,030,000	1,126,515,000	9,427
Hangzhou	Xiao Shan District, Olympic Park FG16-04 Project	Commercial	100.0	29,800	86,400	86,400	522,000,000	522,000,000	6,042
Guangzhou	Liwan District No.111, Baihua Road, Bai Hua Xiang Liao Chang Project	Residential	19.0	31,900	143,600	27,284	2,011,030,000	382,095,700	14,004
Land acquisition subsequent to 31 December 2015 (and up to the date of the results announcement)									
Hangzhou	Xiaoshan District, Xiaozhengchuchu 2015-No.32 Project	Residential	100.0	57,400	114,800	114,800	673,000,000	673,000,000	5,862
Tianjin	Binhai New Area, Sino-Singapore Eco City, 2015-No.3 Project	Residential	70.0	96,100	99,900	69,930	256,571,430	179,600,001	2,568

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Cash position

The Group had bank balances and cash of approximately RMB14,873.7 million (2014: RMB7,093.7 million) and pledged bank deposits of approximately RMB31.5 million (2014: RMB30.0 million) as at 31 December 2015.

Indebtedness

As at 31 December 2015, the Group had outstanding total borrowings amounted to approximately RMB23,954.9 million (2014: RMB13,860.7 million), comprising bank and other loans of approximately RMB11,657.9 million (2014: RMB9,503.8 million), onshore corporate bonds with a carrying amount of RMB4,021.0 million (2014: nil) and offshore senior notes with a carrying amount of RMB8,276.0 million (2014: RMB4,356.9 million). As at 31 December 2015, the Group had un-utilized banking facilities of RMB1,520.9 million (2014: RMB2,854.5 million).

Cost of borrowings

The Group's total finance costs expensed and capitalized in 2015 was approximately RMB1,774.0 million, representing an increase of 23.6% from RMB1,435.6 million in 2014. The increase in total finance costs incurred was due to higher average balance of indebtedness in 2015 versus 2014.

The Group's weighted average cost of all indebtedness (including bank and other loans, onshore corporate bonds and offshore senior notes) as at 31 December 2015 was 7.2%, compared to 8.3% as at 31 December 2014. The decrease in weighted average cost of indebtedness during the year was primarily attributable to the effective liability management exercise by the Group.

Foreign currency risk

The Group conducts its business primarily in Renminbi. The Group's certain bank deposits are denominated in Hong Kong dollars and United States dollars, and the Group's offshore bank loans and senior notes are denominated in United States dollars and Hong Kong dollars.

Other than those disclosed, the Group does not have any material exposures to foreign exchange fluctuations. The Group does not have a foreign currency hedging policy. However, the Group monitors its foreign currency exposure closely and may, depending on the circumstances and trend of foreign currencies, consider adopting a significant foreign currency hedging policy in the future.

Financial guarantees

The Group has provided mortgage guarantees to PRC banks in respect of the mortgage loans provided by the PRC banks to the Group's customers. The Group's mortgage guarantees are issued from the dates of grant of the relevant mortgage loans and released upon the earlier of (i) the relevant property ownership certificates being obtained and the certificates of other interests with respect to the relevant properties being delivered to the mortgagee banks, or (ii) the settlement of mortgage loans between the mortgagee banks and the Group's customers. As at 31 December 2015, the Group provided mortgage guarantees in respect of mortgage loans provided by the PRC banks to the Group's customers amounting to RMB3,644.2 million (versus 31 December 2014: RMB2,761.5 million).

During the year, the Group's joint venture companies in respect of the development Hangzhou Greenland CIFI Glorious City and Shanghai Lujiazui Yangjing Project have utilized offshore and onshore bank loans. The Company provided guarantees on several basis covering its respective equity shares of outstanding obligations under the offshore and onshore bank loans incurred by the joint venture companies developing these projects. As at 31 December 2015, the Group's aggregate share of such guarantees provided in respective of loans incurred by these joint ventures amounted to approximately RMB2,744.2 million.

Gearing ratio

The Group's net debt-to-equity ratio (total indebtedness net of bank balances and cash divided by total equity) was 59.2% as at 31 December 2015 versus 58.2% as at 31 December 2014. With onshore perpetual capital instrument as debt instead of equity for the purpose of calculation, net debt-to-equity ratio was 59.2% as at 31 December 2015 versus 63.2% as at December 2014. The Group's debt-to-asset ratio (total indebtedness divided by total assets) was 35.5% as at 31 December 2015 versus 31.8% as at 31 December 2014. The Group's current ratio (current assets divided by current liabilities) was 1.8 times as at 31 December 2015 versus 1.5 times as at 31 December 2014.

EMPLOYEES AND COMPENSATION POLICY

As at 31 December 2015, the Group had approximately 4,950 full-time employees in the PRC including Hong Kong, out of them, approximately 1,900 employees worked for the property development and related businesses, approximately 200 for the commercial property leasing and management business, and approximately 2,850 for the property management business.

The Group remunerates its employees based on their performance, working experience and the prevailing market wage level. The total remuneration of the employees consisted of basic salary, cash bonus and share-based incentives.

PAYMENT OF FINAL DIVIDEND

The Board recommends the payment of a final dividend for 2015 (payable in cash with a scrip option) of RMB9.35 cents per share (the "Proposed Final Dividend"). The Proposed Final Dividend shall be declared in RMB and paid in Hong Kong dollars and will be converted from RMB into Hong Kong dollars at the average middle rate of RMB to Hong Kong dollars as announced by the People's Bank of China for the five business days preceding the date of declaration of dividend.

Subject to the approval of the Proposed Final Dividend by the shareholders at the annual general meeting to be held on Wednesday, 27 April 2016 (the "2016 AGM"), the Proposed Final Dividend will be payable in cash but shareholders will have an option to receiving the Proposed Final Dividend in cash or in form of new fully paid shares of the Company ("scrip shares") in respect of part or all of such final dividend (the "Scrip Dividend Scheme").

The Scrip Dividend Scheme is conditional upon the passing of the resolution relating to the payment of final dividend at the 2016 AGM and the Listing Committee of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") granting the listing of and permission to deal in the new shares to be issued under the Scrip Dividend Scheme.

A circular containing details of the Scrip Dividend Scheme together with relevant election form will be dispatched to shareholders on or about Monday, 9 May 2016. It is expected that the cheques for cash dividends or if scrip shares are elected, the certificates for the scrip shares will be sent on or about Tuesday, 31 May 2016 to shareholders whose names appear on the register of members of the Company on Thursday, 5 May 2016.

CLOSURE OF THE REGISTER OF MEMBERS

(a) For determining the entitlement to attend and vote at the 2016 AGM

The register of members of the Company will be closed from Monday, 25 April 2016 to Wednesday, 27 April 2016, both days inclusive, during which period no transfer of shares of the Company will be effected. In order to determine the identity of members who are entitled to attend and vote at the 2016 AGM, all share transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Rooms 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Friday, 22 April 2016.

(b) For determining the entitlement to the Proposed Final Dividend

The register of members of the Company will be closed from Wednesday, 4 May 2016 to Thursday, 5 May 2016, both days inclusive, during which period no transfer of shares of the Company will be effected. In order to qualify for the Proposed Final Dividend, all share transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Rooms 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Tuesday, 3 May 2016.

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

During the year, the Company purchased a total of 90,338,000 shares of the Company on the Stock Exchange at an aggregate consideration of HK$124,507,979.37. The repurchases were effected by the Directors for the enhancement of shareholders' value. Details of the repurchases are as follows:

Month	Total number of the shares	Highest price paid per share	Lowest price paid per share	Aggregate consideration
		HK$	*HK$*	*HK$*
August 2015	51,948,000	1.41	1.34	71,657,159.98
September 2015	38,390,000	1.40	1.34	52,850,819.39
	90,338,000			124,507,979.37

During the year, all the 90,338,000 shares purchased were cancelled on delivery of the share certificates.

Subsequent to 31 December 2015 and up to the date of this announcement, the Company purchased a total of 18,500,000 shares of the Company on the Stock Exchange at an aggregate consideration of HK$26,086,000. The cancellation of such repurchased shares is under progress. Details of the repurchase are as follows:

Month	Total number of the shares	Highest price paid per share	Lowest price paid per share	Aggregate consideration
		HK$	*HK$*	*HK$*
January 2016	18,500,000	1.45	1.37	26,086,000
	18,500,000			26,086,000

During the year of 2015, a wholly-owned subsidiary of the Company repurchased an aggregate principal value of US$30,800,000 of the 2018 Due USD Bonds, which are listed on the Stock Exchange, for an aggregate consideration (before accrued interest) of US$33,618,800.

Subsequent to 31 December 2015 and up to the date of this announcement, the wholly-owned subsidiary of the Company further repurchased an aggregate principal value of US$10,000,000 of the 2018 Due USD Bonds for an aggregate consideration (before accrued interest) of US$10,811,500.

The cancellation of the repurchased 2018 Due USD Bonds is under progress.

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the year under review.

CORPORATE GOVERNANCE

The Board is of opinion that the Company had complied with the code provisions as set out in the Corporate Governance Code contained in Appendix 14 to the Listing Rules during the year under review.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") contained in Appendix 10 to the Listing Rules as its own code of conduct of dealings in securities of the Company by Directors. Upon specific enquiries of all the Directors, each of them confirmed that they have complied with the required standards set out in the Model Code during the year under review.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year, none of the Directors, the management shareholders of the Company nor their respective associates (as defined in the Listing Rules) had any interest in a business that competed or might compete with the business of the Group. In particular, Mr. LIN Zhong, Mr. LIN Wei and Mr. LIN Feng, being the executive Directors and the controlling shareholders of the Company declared that they did not engage in business competed or might compete with the business of the Group during the year and they have complied with the undertakings given under the Deed of Non-competition as disclosed in the prospectus of the Company dated 13 November 2012. The independent non-executive Directors did not notice any incident of non-compliance of such undertakings.

REVIEW OF ANNUAL RESULTS

The audit committee of the Company (the "Audit Committee") consists of three independent non-executive Directors, Mr. TAN Wee Seng (being the chairman of the Audit Committee), Mr. GU Yunchang and Mr. ZHANG Yongyue. The Audit Committee is satisfied with its review of the remuneration and the independence of the auditors, Deloitte Touche Tohmatsu, and recommended the Board to re-appoint Deloitte Touche Tohmatsu as the Company's auditors for 2016, which is subject to the approval of the shareholders of the Company at the 2016 AGM. The Company's annual results for the year ended 31 December 2015 have been reviewed by the Audit Committee, which opines that applicable accounting standards and requirements have been complied with and that adequate disclosures have been made.

THE BOARD OF DIRECTORS

As at the date of this announcement, the Board consisted of six Directors comprising Mr. LIN Zhong (Chairman), Mr. LIN Wei (Vice-chairman), Mr. LIN Feng (Chief Executive Officer) as the executive Directors; and Mr. GU Yunchang, Mr. ZHANG Yongyue and Mr. TAN Wee Seng as the independent non-executive Directors. The overall management and supervision of the Company's operation and the function of formulating overall business strategies were vested in the Board.

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

This results announcement is published on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.cifi.com.cn. The 2015 annual report will be despatched to shareholders of the Company and available on the above websites in due course.

By order of the Board
CIFI Holdings (Group) Co. Ltd.
LIN Zhong
Chairman

Hong Kong, 9 March 2016

Notes:

The expression "we", "us" and "our Company" may be used to refer to our Company or our Group as the context may require.

References to our "land bank", "development projects", "property projects" or "projects" refer to our property projects with land for which we have obtained land-use rights and property projects for which we have not obtained land-use rights but have entered into the land grant contracts or received successful tender auction confirmations as at the relevant dates.

The site area information for an entire project is based on the relevant land use rights certificates, land grant contracts or tender documents, depending on which documents are available. If more than one document is available, such information is based on the most recent document available.

The figures for GFA are based on figures provided in or estimates based on the relevant governmental documents, such as the property ownership certificate, the construction work planning permit, the pre-sale permit, the construction land planning permit or the land use rights certificate.