CIH

中翔國際集團有限公司

China International Holdings Limited

Annual Report 2016

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CHAIRMAN'S STATEMENT

DEAR SHAREHOLDERS,

The Group started as an infrastructure company in Tianjin. Since our acquisition of a 55% interest in Yichang Xinshougang Property Development Company Limited ("Yichang Xinshougang") in 2013, property development has been a key business segment for us. The Group also has interests in gold mining in Jilin province since 2011 as well as oil exploration interests in Papua New Guinea since 2009.

We also have a water treatment business, which has remained robust, thanks to ongoing urbanization needs. On the other hand, continued government measures to cool the property market in recent years have impacted housing prices in the past few years in China except in the first- and second-tier cities. This affected our property sales in Yichang. As far as the third-tier cities are concerned, the government policy has been to encourage de-stocking. This has resulted in increased housing sales but depressed prices in these cities.

Despite difficult market conditions, Group revenue increased by 112% to RMB246.88 million in FY2016, from RMB116.37 million in FY2015. The increase was largely attributed to higher property sales by Yichang Xinshougang.

Finance costs decreased by 47.4% to RMB27.94 million, mainly due to lower interest expense in CIHL (Tianjin) City Development Limited.

We wrote down RMB58.33 million in FY2016 on properties for development in Yichang Xinshougang to a net realizable value that is reflective of current market conditions.

In FY2016, the Group recorded an after-tax profit of RMB59.30 million, compared to a loss of RMB504.30 million for FY2015. This was due partly to a gain on disposal of a subsidiary, Tianjin CIHL Xinzhong Real Estate Development Limited, whereby we effectively disposed of our entire project in Jixian, Tianjin.

The directors are pleased to recommend a special tax-exempt dividend of 30 Singapore cents per ordinary share for the financial year ended 31 December 2016. Payment of the dividend is subject to the approval of shareholders at the forthcoming Annual General Meeting. The Directors propose to implement a scrip dividend scheme which will allow shareholders to elect to receive fully paid new ordinary shares in lieu of part only or all of the cash amount of their dividend.

LOOKING AHEAD

Despite the slowdown in property sales, the foundation has been laid for recovery. Our Yichang Guobin No.1 development project holds land use rights to a total site area of 587,726 square meters for residential development, a convention centre, a hotel and associated commercial space. Pre-sales of villas under group 2 of Phase I development as well as high-rise housing under Phase II have contributed positively to our financial performance for FY2016. We expect to complete construction work for all Phase II residential units in 2017 and commence the planning and initial construction of Phase III residential development.

We expect the Chinese economy to remain challenging in 2017. The property market in the first-tier cities, and to some extent, the second-tier cities, has benefited from decreases in mortgage rates. However, this has yet to benefit third-tier cities such as Yichang where we operate. The easing of monetary policy has not made it easier to raise capital. This will affect the pace of development of many projects in China, including our real estate development projects and water supply service operations.

On a more positive note, the credit market is expected to remain stable in 2017.

In FY2016, our net cash generated from operating activities was RMB17.51 million and net cash provided by investing activities was RMB462.39 million. The Group had cash reserves of RMB156.98 million as at

31 December 2016. We have focused on generating cash from our property development projects as well as other businesses, and will continue such efforts this year.

PROPOSED DIVESTMENTS OF GOLD MINING & OIL EXPLORATION PROJECTS

In view of the prolonged downturn in commodity prices, we are looking for suitable opportunities to dispose of our interests in gold mining and oil exploration.

We hold a 20.1% interest in Liuhe County Yukun Mining Co Ltd ("Liuhe"), a gold exploration and mining company in Jilin province, China. Other than the gold production certificate, this associate company has received all licenses required for commercial operation.

The results of a trial production conducted by an independent valuer on Liuhe's mining assets have led us to conclude that, under the current and forecast market conditions for gold price, this mining project is unlikely to generate sufficient cash flow to repay the outstanding shareholder's loan that the Group has extended to it or to recover the Group's investment. In view of this, we have made full impairment on the Liuhe project as follows: RMB9.97 million for the shareholder's loan to – Liuhe and RMB44.28 million for the carrying amount of the investment.

We also hold an effective stake of 34.54% in an oil exploration company licensed to explore and drill early stage oil & gas fields in Papua New Guinea through an investment vehicle known as Future Trillion Holdings Limited ("Future Trillion"). As oil prices have remained weak, we held back our oil exploration and drilling work last year in order to minimize expenses.

MKS Limited ("MKS"), our associate company operating in PNG, has secured an extension of the license until 2020. This will allow us to drill one or two more wells for evaluation. However, we expect oil prices to remain depressed and MKS to face difficulty in obtaining new funds for the drilling work. As it may not be commercially viable to continue with this high risk and high cost business venture, full impairment has been made for related investments as follows: Share of loss from associated company of RMB31.26 million, impairment of RMB24.62 million on the remaining carrying amount of investment and RMB76.10 million in the shareholder loans that the Group extended to Future Trillion and its associated company.

A NOTE OF APPRECIATION

On behalf of the Board, I express our gratitude to all our shareholders, management, customers, business partners and our employees for your unyielding faith, support and contribution to the Group during these challenging times. I look forward to your continued support as we do our best to sustain the Group's financial performance. I also wish to thank my fellow Directors for their invaluable counsel.

We intend to focus on the property development and water treatment businesses in China. We will remain focused and positive, and I am confident that we will be able to create value for our shareholders even though the economic outlook is uncertain.

SHAN CHANG
Non-Executive Chairman

BOARD OF DIRECTORS

SHAN CHANG

Mr Shan is one of the founders and the Chairman of the Company. Mr Shan has over 20 years of experience in the construction industry in the PRC and Hong Kong and more than 10 years business and financial management experience in listed companies. Mr Shan is the Chairman of CIGIS (China) Ltd. Mr Shan holds an Executive Master of Business Administration degree from the Tsinghua University, a Master of Science degree in Engineering from the China Academy of Railway Science and a Bachelor of Science degree in Engineering from the Tong Ji University. Age 57.

ZHANG RONG XIANG

Mr Zhang is one of the founders of the Company. Mr Zhang was re-appointed as Managing Director of the Company on 29 April 2015. Mr Zhang has more than 20 years of experience in construction, civil engineering and seismic studies in the PRC and Hong Kong, including over 15 years with the Comprehensive Institute of Site Investigation and Surveying, Ministry of Construction of the PRC.

Mr Zhang holds an Executive Master of Business Administration degree from the Peking University, a Master of Science degree in Engineering from the China Academy of Building Research and a Bachelor of Engineering degree from the Hefei University of Technology. Mr Zhang is a member of the Council of the Architectural Society of China, a Registered Engineer for Construction Supervision and Registered Civil Engineer (Geot.) in the PRC. Age 54.

TEO WOON KENG JOHN

Mr John Teo was appointed Independent Director on 3 June 2015. Mr Teo has over 25 years of professional and management experience. He has held senior management positions, including Managing Director, Finance, Temasek Holdings(Pte) Ltd, chief financial officer of National University Hospital as well as audit manager of Price Waterhouse Singapore. He served on the Board of the Energy Market Authority, Singapore from April 2008 to March 2014 and was Chairman of the Audit Committee from April 2010. He was a member of the Auditing & Assurance Standards Committee of the Institute of Singapore Chartered Accountants from 2008 to 2016 and also sits on the Investment Advisory Committee of People's Association, Singapore.

Mr Teo is a Member of the Institute of Singapore Chartered Accountants and a member of the Singapore Institute of Directors. He holds a Bachelor of Accountancy (Honours) degree from the National University of Singapore and a MBA from University of Wales. Age 60.

ZHU JUN

Mr Zhu joined the Company in April 2003 and was re-appointed as Executive Director of the Company on 25 April 2013. Mr Zhu is responsible for the business development and financial matter of the Group. Mr Zhu also sits on the Board of United Energy Group Co. Ltd. Prior to joining the Company, Mr Zhu worked in banking, financial and capital market sector for more than 15 years as a senior executive. He served as Assistant Director of SINOLINK Worldwide Holdings Limited, a company listed on the Hong Kong Stock Exchange, for about 6 years. Mr Zhu holds a Master and a Bachelor degree in Economics from the Peking University. Age 52.

SHEN XIA

Mr Shen joined the Company in May 2010 and was appointed as Chief Financial Officer on 15 August 2014. Mr Shen is responsible for corporate finance and natural resources business operations of the Group. Prior to joining the Company, Mr Shen had more than 20 years of experience in investment banking focusing on natural resources sector. Mr Shen holds a Master degree from University of Oxford in England and a Bachelor degree from Zhejiang University in Hangzhou, China. Age 54.

CHEE TECK KWONG PATRICK

Mr Chee Teck Kwong Patrick, PBM, was appointed as an Independent Director on 16 June 2008. Mr Chee holds a Bachelor of Law (Hons) Degree from the University of Singapore. He is an Advocate and Solicitor of the Supreme Court of Singapore and a Solicitor of the senior courts of England and Wales. He has been in private legal practice since 1980. He is now a Senior Legal Consultant with Withers KhattarWong, an international law firm. His areas of practice are corporate and commercial matters, banking and finance, cross-border joint ventures and investments, mergers and acquisitions, and listing of companies. He has also advised on property law and has handled several landmark development projects in Singapore, Indonesia, Malaysia and China. He also conducts civil litigation and arbitration proceedings. He had initiated and was instrumental to the setting up of a full licensed KhattarWong's law practice in Vietnam.

Mr Chee is a Notary Public and a Commissioner for Oaths. He is a member of Singapore Institute of Arbitrators, and Singapore Institute of Directors. He had served several years in the sub-committee of National Crime Prevention Council, Singapore, and worked with National Productivity Board, Singapore in developing and seeing the successful launch of some well known franchises in Singapore in the early 1990s.

From 2002 to 2013, Mr Chee was the Organising Chairman of the "National Street Soccer League – Lee Hsien Loong Challenge Trophy".

He also sits on the Board of several public listed companies including CSC Holdings Limited, Ramba Energy Limited and Hai Leck Holdings Limited. He is also Honorary Legal Advisor to Hospitality Purchasing Association Singapore, and several big clans and trade associations in Singapore.

Mr Chee is the recipient of the National Day Awards 2003 – "The Public Service Medal (Pingat Bakti Masayarakat)" from the President of Republic of Singapore. Age 63.

CORPORATE STRUCTURE

CIH

China International Holdings Limited
中翔國際集團有限公司
Bermuda

- 100% — **Samoa** — CIHL Development Limited 中翔基建發展有限公司
  - 100% — **PRC** — CIHL (Tianjin) City Development Limited 天津新中城市實業發展有限公司
    - 55% — **PRC** — Beijing Kaiyuan Wanjia Management Consulting Company Limited 北京开元万嘉管理咨询有限公司
      - 100% — **PRC** — Yichang Xinshougang Property Development Company Limited 宜昌新首钢房地开发有限公司
        - 100% — **PRC** — Yichang Zhongxiang Property Management Company Limited 宜昌中翔物业管理有限公司
        - 100% — **PRC** — Yichang Jiaye Hotel Management Co., Limited 宜昌嘉业酒店管理有限公司
        - 100% — **PRC** — Yichang Xiecheng Exhibition Services Co., Limited 宜昌协成会展服务有限公司
    - 20.054% — **PRC** — LiuHe County Yukun Mining Co. Ltd 柳河县钰坤矿业有限公司
    - 100% — **PRC** — Beijing Shiji Longquan Real Estate Development Co. Limited 北京世纪龙泉房地产开发有限公司
    - 100% — **PRC** — CIHL (Tianjin) City Development Limited Beijing Project Management Branch Office 天津新中城市實業發展有限公司北京工程管理分公司
- 100% — **British Virgin Islands** — Pinnacle China Limited
  - 34.53% — **British Virgin Islands** — Future Trillion Holdings Limited
    - 82.086% — **Independent State of Papua New Guinea** — MKS Limited
- 100% — **Samoa** — China (Tianjin) Water Resources Limited 中國(天津)水資源有限公司
  - 60% — **PRC** — CIHL (Tianjin) Water Development Company Limited 中翔(天津)水業發展有限公司
- 100% — **Samoa** — Tianjin Bridges Investments Limited 天津橋樑投資有限公司
  - 75% — **PRC** — CIHL Haimen (Tianjin) Enterprise Ltd 中翔海門(天津)實業有限公司
- 100% — **Hong Kong** — China Infrastructure Management (Hong Kong) Limited 中翔基建管理(香港)有限公司

CORPORATE INFORMATION

DIRECTORS

Mr Shan Chang,
Non-Executive Chairman

Mr Teo Woon Keng John,
Independent Director

Mr Zhang Rong Xiang,
Managing Director

Mr Zhu Jun,
Executive Director

Mr Chee Teck Kwong Patrick,
Independent Director

Mr Shen Xia,
Executive Director and Chief Financial Officer

COMPANY SECRETARY

Ms Claudia Teo Kwee Yee

INDEPENDENT AUDITOR

Nexia TS Public Accounting Corporation
Public Accountants and
Chartered Accountants
100 Beach Road
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Singapore 189702
Director-in-charge: Philip Tan Jing Choon
(since financial year ended 31 December 2012)

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SHARE TRANSFER AGENT

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REGISTERED OFFICE

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PRINCIPAL BANKERS

Industrial and Commercial Bank of China
HSBC Hongkong

CORPORATE GOVERNANCE REPORT

The Board of Directors and Management of China International Holdings Limited ("Company" or "Group") are committed to setting in place corporate governance practices of the highest standards so as to promote corporate transparency, to protect the interests of the Company's shareholders and to enhance long-term shareholder value.

This corporate governance report sets out the Company's corporate governance processes and practices that are in place during the financial year ended 31 December 2016 ("FY2016"), with specific reference to the principles and guidelines of the Code of Corporate Governance 2012 ("Code"), which also forms part of the Continuing Obligations in the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual. The Company confirms that it has adhered to the principles and guidelines as set out in the Code, where applicable.

BOARD MATTERS

The Board's Conduct of its Affairs

Principle 1: Every company should be headed by an effective Board to lead and control the company. The Board is collectively responsible for the success of the company. The Board works with management to achieve this and the management remains accountable to the Board.

The Board of Directors ("Board") of the Company is responsible for the corporate governance of the Group, which ensures the protection of the shareholders' interests and the enhancement of long-term shareholder value. On top of its statutory responsibilities, the role of the Board includes:

(a) providing entrepreneurial leadership, setting strategic objectives, and ensuring that the necessary financial and human resources are in place for the Group to meet its objectives;

(b) establishing a framework of prudent and effective controls which enables risk to be assessed and managed, including the safeguarding of shareholders' interests and the Company's assets;

(c) reviewing the performance of the Management;

(d) identifying the key stakeholder groups and recognising that their perceptions affect the Company's reputation;

(e) setting the Company's values and standards (including ethical standards), and ensuring that obligations to shareholders and other stakeholders are understood and met;

(f) considering sustainability issues, such as environmental and social factors, as part of the Company's strategic formulation;

(g) reviewing the business plans and financial performance of the Group regularly;

(h) putting in place and reviewing the processes for financial reporting and compliance; and

(i) deciding on matters reserved for the Board's decision, which includes, but is not limited to, major funding proposals, investment and divestment proposals, major acquisitions and disposals, corporate or financial restructurings, mergers and acquisitions, share issuances, distribution of dividends, major corporate policies on key areas of operation, the release of quarterly, half-yearly and full-year results and interested person transactions (as defined in Chapter 9 of the SGX-ST Listing Manual) of a material nature.

CORPORATE GOVERNANCE REPORT

In order to discharge the duties of the Board, all Board members bring their independent judgement, diversified knowledge, experience and expertise to address issues of strategy, performance, resources and the standards of conduct of the Company. At all times, all Directors objectively discharge their duties and responsibilities as fiduciaries in the interests of the Company.

The Board meets quarterly and as and when necessary to address any significant matters that may arise. When necessary, ad hoc meetings are convened to deliberate on urgent matters. The Bye-Laws of the Company allow Directors to attend Board meeting via telephone or other electronic means. This permits all participating Directors to communicate with each other simultaneously.

To assist the Board in the discharge of its responsibilities, the Board has established four Board Committees. The Board Committees are the Nominating Committee ("NC"), Remuneration Committee ("RC"), Audit Committee ("AC") and Risk Management Committee ("RMC"). These Board Committees function within clear boundaries and operating procedures as defined in their respective terms of reference, which are reviewed on a regular basis by the Board. The Board also constantly reviews the effectiveness of each Board Committee.

Directors are provided with regular updates, particularly on relevant new laws and regulations by the Company Secretaries. The Directors are issued with a copy of the Company's Best Practices on Securities' Dealings as they are privy to price sensitive information. The Directors have access to the advice and services of the Company Secretaries and Management, and may in appropriate circumstances, seek independent professional advice concerning the affairs of the Group. Directors have the opportunity to visit the Group's subsidiaries and meet with Management to gain a better understanding of the Group's business operations and governance practices. Directors are informed and encouraged to attend relevant courses and trainings conducted by Singapore Institute of Directors, SGX-ST, businesses and consultants, as may be relevant to the effective discharge of their responsibilities, at the expense of the Group.

Newly appointed Directors are issued with a formal letter of appointment setting out his statutory duties and other duties and obligations. All newly appointed Directors receive an extensive, comprehensive and tailored induction on joining the Board. The induction includes, but is not limited to, a briefing on a Director's duties, obligations and responsibilities and how to effectively and objectively discharge these duties in good faith, as well as a comprehensive orientation program to ensure familiarity with the Group's business, operations, financial related matters and governance practices. Newly appointed Directors are provided with information and updates on the Group's corporate governance practices and are invited for site visits at the Company's operational facilities in Yichang and Tianjin, China to enable them to obtain a better perspective of the Company's business activities and operational matters.

The number of Board meetings and Board Committee meetings held during FY2016 and the attendance of each Director where relevant are as follows:

Name of Director	Board Meetings	AC Meetings	NC Meetings	RC Meetings	RMC Meetings
Number of Meetings	4	4	1	1	2
Mr Shan Chang	3	3	1	1	2
Mr Zhang Rong Xiang	4	–	–	–	2
Mr Zhu Jun	4	–	–	–	–
Mr Chee Teck Kwong Patrick	4	4	1	1	–
Mr Shen Xia	4	–	–	–	2
Mr Teo Woon Keng John	4	4	1	1	–

CORPORATE GOVERNANCE REPORT

Board Composition and Guidance

Principle 2: There should be a strong and independent element on the Board, which is able to exercise objective judgment on corporate affairs independently, in particular, from management and 10% shareholders. No individual or small group of individuals should be allowed to dominate the Board's decision making.

The Board currently has six Directors. The Directors as at the date of this report are as follows:

Name of Directors	Position
Mr Shan Chang	Non-Executive Chairman
Mr Zhang Rong Xiang	Managing Director
Mr Zhu Jun	Executive Director
Mr Chee Teck Kwong Patrick	Independent Director
Mr Shen Xia	Executive Director
Mr Teo Woon Keng John	Independent Director

The NC reviews the size and composition of the Board on an annual basis. In concurrence with the NC, the Board is of the view that the current size of the Board is appropriate for the nature of the Company's business and the scope of its operations. The Board is also of the view that it has the appropriate balance and diversity of expertise, experience and knowledge of the Company. Collectively, the Board is able to provide the necessary core competencies required to function effectively and to make informed decisions.

The Company, on an annual basis, determines whether or not a Director is independent, taking into account the definition of an independent director in the Code. In doing so, the Board considers whether there are relationships or circumstances that affect a Director's judgment, taking into account the views of the NC. For FY2016, the NC has assessed the independence of each Director and considers that each of Mr Chee Teck Kwong Patrick and Mr Teo Woon Keng John is, and continues to be, independent. Each member of the NC has abstained from the deliberations in respect of the assessment on his own independence.

The Independent Directors have confirmed that they do not have any relationship with the Group, its related companies, its 10% shareholders or its officers that could interfere or be reasonably perceived to interfere with the exercise of their independent business judgment.

The NC notes that the Code requires the Board to subject to rigorous review the independence of any Director who has served for a period of nine years from the date of his first appointment. In view of the above, the NC is of the view that although Mr Chee Teck Kwong Patrick has served beyond nine years as an Independent Director since 2008, he continues to express his individual viewpoints, debate issues and objectively and constructively challenge Management's proposals and decisions on business activities and transactions that may involve conflicts of interests and other complexities. The NC has determined that Mr Chee Teck Kwong Patrick's tenure in office have not affected his independence and ability to bring independent and considered judgment to bear in his discharge of duties as a member of the Board and Board Committees. The Board concurred with the NC's views after having considered the confirmation of independence form submitted by Mr Chee Teck Kwong Patrick.

The Board is able to exercise objective judgment independently from Management with no individuals dominating the decision of the Board. The Board also ensures that there is effective representation for its shareholders and the issues of strategy, performance and resources are fully disclosed and examined to take into account long-term interests of the shareholders, employees, customers, suppliers and the communities in which the Group conducts its business.

CORPORATE GOVERNANCE REPORT

The Board, through the delegation of its authority to the NC, has used its best efforts to ensure that Directors appointed to the Board and its Board Committees have a wide range of experiences, skills and knowledge in, but not limited to, the fields of business development, business management, industry knowledge, financial, legal and accounting.

Non-Executive and Independent Directors of the Board exercise no management functions in the Company or its subsidiary. Although all the Directors have an equal responsibility for the Group's operations, the roles of the Non-Executive and Independent Directors are particularly important in ensuring that the proposals by Management are fully discussed, examined and constructively challenged. The Non-Executive and Independent Directors help to develop proposals on business strategies, business operations and practices of the Group. In addition, the Non-Executive and Independent Directors evaluate the performance of Management by determining whether Management has met specific goals and objectives, which are pre-determined by the Board.

In order for the Independent Directors to be a more effective check on Management, the Independent Directors are encouraged to meet, at least annually, without the presence of Management.

In addition to the Board meetings or special warranted meetings by particular circumstances, whereby Directors are updated on the business and operational activities of the Group and the possible changes of business risks, the Group's information policy is to make available to Directors, upon their request, at any time, further and additional explanation, briefing or informal discussion on any aspect of the Group's operations or business issues from the Management. The Directors are issued with a copy of the Company's Best Practices on Securities' Dealings as they are privy to price sensitive information.

Chairman and Chief Executive Officer

Principle 3: There should be a clear division of responsibilities between the leadership of the Board and the executives responsible for managing the Company's business. No one individual should represent a considerable concentration of power.

The roles of the Non-Executive Chairman and Managing Director are separate, with a clear division of responsibilities between the two.

The Non-Executive Chairman, Mr Shan Chang, plays a pivotal role in steering the strategic direction and growth of the Company due to his considerable business experience. The role of the Non-Executive Chairman includes:

(a) leading the Board to ensure its effectiveness in all aspects of its role;

(b) setting the agenda and ensuring that adequate time is available for the discussion of all agenda items, in particular strategic issues;

(c) promoting a culture of openness and debate at the Board;

(d) ensuring that the Directors receive complete, adequate and timely information;

(e) ensuring effective communication between Management and the Board;

(f) ensuring effective communication with the shareholders of the Company;

(g) encouraging constructive relations within the Board and between the Board and Management;

CORPORATE GOVERNANCE REPORT

(h) facilitating the effective contribution of Non-Executive Directors in particular; and

(i) promoting high standards of corporate governance.

The Managing Director, Mr Zhang Rong Xiang, assumes full executive responsibilities over the business directions and operational decisions of the Group in accordance with the Group's pre-determined goals, strategies and objectives.

To enable independent decision making of the Board and to ensure that there is an appropriate balance of power and authority on the Board, the Independent Directors are responsible for providing a non-executive perspective to the activities of the Group and contributing a balanced viewpoint to all Board deliberations.

Board Membership

Principle 4: There should be a formal and transparent process for the appointment and re-appointment of directors to the Board.

The NC comprises three Directors, a majority of whom, including the Chairman, are independent. The NC members are:

Mr Chee Teck Kwong Patrick (Chairman)
Mr Teo Woon Keng John
Mr Shan Chang

The NC is regulated by a set of written terms of reference describing the duties and responsibilities of the NC, which is endorsed by the Board. The NC is responsible for:

(a) reviewing the structure, size and composition of the Board;

(b) reviewing the succession plans for Directors;

(c) evaluation the performance and the effectiveness of the Board;

(d) determining whether the Directors possess the necessary qualifications and expertise required to carry out his duties as a Director;

(e) reviewing training and professional development programmes for the Board;

(f) determining on an annual basis as to whether a Director is independent; and

(g) establishing procedures for and making recommendations to the Board on all Board appointments and re-appointments.

The NC holds meeting at least annually in each financial year.

All appointments and re-appointments of Directors are first reviewed and considered by the NC and then recommended for approval by the Board. The NC has formalized this process and has adopted procedures for the selection, appointment and re-appointment of Directors, in order to increase transparency of the nominating process. The NC oversees this process by identifying potential candidates and by evaluating the skills, knowledge, experience and the suitability of potential candidates before recommending nominations to the Board. In addition, the NC evaluates the balance of skills and competencies already present on the Board and determines, in consultation with the Chairman of the Board and Management, the desired skill sets and qualities of potential candidates.

CORPORATE GOVERNANCE REPORT

The Directors are required to submit themselves for re-nomination and re-election at regular intervals of at least once every three years. By virtue of Bye-law 104, one-third of the Directors are to retire from office by rotation at the Annual General Meeting ("AGM") of the Company. In addition, the Bye-Laws of the Company provide that a newly appointed Director must retire and submit himself for re-election at the next AGM following his appointment.

Each member of the NC is required to abstain from voting on any resolutions, making any recommendations and/or participating in any deliberations of the NC in respect of his re-nomination as a Director.

The table below provides information pertaining to each Director's date of appointment and date of last re-election:

Director	Date of first appointment	Date of last re-election
Mr Shan Chang	7 Nov 1998	29 April 2014
Mr Zhang Rong Xiang	15 Jan 1999	29 April 2015
Mr Zhu Jun	25 Jun 2003	29 April 2016
Mr Chee Teck Kwong Patrick	16 Jun 2008	29 April 2014
Mr Shen Xia	17 May 2010	29 April 2016
Mr Teo Woon Keng John	3 June 2015	29 April 2016

In accordance with the Bye-Laws of the Company, Mr Shan Chang and Mr Chee Teck Kwong Patrick will be retiring in the forthcoming AGM. The Board has accepted the recommendation of the NC to re-nominate Mr Shan Chang and Mr Chee Teck Kwong Patrick as Directors of the Company. Mr Shan Chang and Mr Chee Teck Kwong Patrick have given their consent to submit themselves for re-election as Directors of the Company.

Key information of the Directors can be found on Page 4 and 5 of this Annual Report.

The Board has not prescribed a maximum number of listed company board representations for the Directors. The Board is of the view that such multiple board representations do not hinder them from carrying out their duties as Directors. Rather, multiple board representation will widen the experience of such Directions and enable them to offer a broader perspective in carrying out their duties in the Company. The NC ensures that a Director, who has multiple board representations, gives sufficient time and attention to the affairs of the Company. This is done by evaluating whether that particular Director has the capacity to and has been adequately carrying out his duties as a Director of the Company based on based on internal guidelines such as attendance, responsiveness and the ability to contact that particular Director.

As recommended by Guideline 4.5 of the Code, the Board does not encourage the appointment of alternate directors and no alternate director has been appointed to the Board.

Board Performance

Principle 5: There should be a formal annual assessment of the effectiveness of the Board as a whole and its board committees and the contribution by each director to the effectiveness of the Board.

CORPORATE GOVERNANCE REPORT

The NC has adopted an evaluation questionnaire to annually assess the performance and effectiveness of the Board as a whole. The evaluation questionnaire focuses on a set of performance criteria, which includes the size and composition of the Board, the Board's access to information pertaining to the Company, the efficiency and effectiveness of Board processes and the standards of conduct of Directors. All Directors are required to complete the evaluation questionnaire. The findings of the evaluation questionnaire are collated and analysed, and thereafter present to the NC for discussion. The NC will then present the findings of the evaluation questionnaire and make its recommendation to the Board.

Although the Directors are not evaluated individually, the factors taken into considerations for the re-nomination of a Director include the Director's attendance at meetings held during the financial year and the contributions made by that Director at those meetings.

The NC has conducted an evaluation of the performance of the Board and confirms that all Directors have contributed effectively and have demonstrated full commitment to their roles in FY2016. No external facilitator had been engaged by the Board for the purpose of this evaluation.

Access to Information

Principle 6: In order to fulfil their responsibilities, directors should be provided with complete, adequate and timely information prior to board meetings and on an on-going basis so as to enable them to make informed decisions to discharge their duties and responsibilities.

Directors receive a regular supply of detailed information from Management concerning the Group so that they are fully cognizant of the decisions and actions of the Group's executive management. This equips the Directors with all necessary information required for their participation in Board meetings. In addition, the Directors are issued with Board Papers prior to Board meetings which contain information from Management on financial, business and corporate issues so as to ensure that the Directors are properly briefed on issues to be considered at Board meetings. The Board is also informed of all material events and transactions as and when they occur.

At all times, the Board members have separate and independent access to the Management of the Company, the management of the subsidiaries of the Company and the Company Secretaries on all matters. Management regularly provides the Board with information on issues requiring the Board's deliberations, so as to enable the Board to make informed decisions. The Management deals with requests for additional information from the Board promptly and ensures that the Directors are provided with sufficient background and explanatory information for the assessment of the matters by the Board.

At least one of the Company Secretaries, or, when unavailable, an authorized designate, attends all Board and Board Committee meetings and prepares the minutes for such meetings. The Company Secretaries also assist the Chairman in ensuring that Board procedures, the Company's Bye-Laws, and other applicable rules and regulations are complied with so that the Board functions effectively.

Each Director has the right to seek independent legal and other professional advice, at the Company's expense, concerning any aspect of the Group's operations or undertakings in order to fulfil his duties and responsibilities as a Director.

CORPORATE GOVERNANCE REPORT

REMUNERATION MATTERS

Procedures for Developing Remuneration Policies

Principle 7: There should be a formal and transparent procedure for developing policy on executive remuneration and for fixing the remuneration packages of individual directors. No director should be involved in deciding his own remuneration.

The RC comprises the following Directors, the majority of whom, including the Chairman, are independent:

Mr Chee Teck Kwong Patrick (Chairman)
Mr Shan Chang
Mr Teo Woon Keng John

The RC holds at least one meeting in each financial year. The key functions of the RC under its terms of reference include:

(a) recommending to the Board a framework for the remuneration of the Directors and executive officers and determining specific remuneration packages for each executive Director. These recommendations are submitted for endorsement by the entire Board and covers all aspects of remuneration, including but not limited to director's fees, salaries, allowances, bonuses, options, and benefits in kind;

(b) reviewing the terms and conditions of the service contracts of Directors and reviewing clauses allowing the early termination of the service contract and the corresponding compensation; and

(c) determining whether any Director is eligible for any benefits under any share option schemes or performance share plans as may be implemented.

The recommendations of the RC pertaining to the service contracts of Directors are submitted for endorsement by the Board before the execution of any such service contracts.

The members of the RC are not allowed to participate in any decision concerning their own remuneration and no Director is involved in determining his own remuneration.

The RC also has full authority to engage and access independent and professional advice on remuneration matters, at the expense of the Company, if required.

Level and Mix of Remuneration

Principle 8: The level and structure of remuneration should be aligned with the long-term interest and risk policies of the company, and should be appropriate to attract, retain and motivate (a) the directors to provide good stewardship of the company, and (b) key management personnel to successfully manage the company. However, companies should avoid paying more than is necessary for this purpose.

The Group's remuneration policy is to provide remuneration packages that are aligned with the long-term interests and risk policies of the Group and appropriate to attract, retain and motivate Directors to manage the Group successfully.

In setting remuneration packages, the RC takes into account salary and employment conditions within the same industry and in comparable companies, as well as the Group's relative performance and the performance of individual Directors.

CORPORATE GOVERNANCE REPORT

The remuneration for the Company's Executive Directors comprises a basic salary component and a variable component. The variable component is based on the performance of the Group and the individual performance of the relevant Executive Director. The Non-Executive Directors and Independent Directors do not have service contracts with the Company but are paid directors' fees. The directors' fees comprise a basic fee, fees in respect of service on Board Committees and attendance fees.

The RC conducts an annual review of these remuneration packages to ensure that the remuneration of the Directors is commensurate with their performance after giving due consideration to the financial and commercial health and business needs of the Group. The RC and the Board periodically reviews the performance of the Managing Director.

The directors' fees paid to the Directors each year are subject to the shareholders' approval at the forthcoming AGM. The RC has recommended to the Board a total amount of RMB 1,300,000 as directors' fees for the financial year ending 31 December 2017. This recommendation has been endorsed by the Board and would be tabled at the forthcoming AGM for shareholders' approval. No Director was involved in deciding his own remuneration.

The Company has established the CIHL Share Option Scheme ("ESOS") in 2010 as a long-term incentive scheme for Directors and employees of the Group. The RC is tasked to review the grant of share options under the ESOS. To date, the Company has granted a total of 4.925 million share options.

For FY2016, the Company did not have any key management personnel other than Mr Shen Xia, who is the Chief Financial Officer ("CFO") and a Director of the Company.

Disclosure on Remuneration

Principle 9: Every company should provide clear disclosure of its remuneration policies, level and mix of remuneration, and the procedure for setting remuneration, in the company's Annual Report. It should provide disclosure in relation to its remuneration policies to enable investors to understand the link between remuneration paid to directors and key management personnel, and performance.

The remuneration paid (other than share options granted) to each Director of the Company for FY2016 is disclosed in the respective bands as set out below.

Directors	Fee	Salary	Allowance	Bonus	Total
	%	%	%	%	%
Below S$250,000					
Mr Shan Chang	100	–	–	–	100
Mr Teo Woon Keng John	88	–	12	–	100
Mr Zhang Rong Xiang	–	94	–	6	100
Mr Zhu Jun	–	69	25	6	100
Mr Chee Teck Kwong Patrick	88	–	12	–	100
Mr Shen Xia(1)	–	75	19	6	100

Notes:

(1) Mr Shen Xia is also the CFO, a key executive of the Company.

CORPORATE GOVERNANCE REPORT

The Company has not disclosed the aggregate remuneration of each Director due to the confidentiality and commercial sensitivity attached to remuneration matters, as well as the competition for talent in the job market in relation to the skillsets of these personnel in the industry.

For FY2016, the Company did not have any key executive officer who is not a Director of the Company. Hence, no further disclosure of remuneration is required under Guideline 9.3 of the Code. The CFO of the Company is Mr Shen Xia, who is also a Director of the Company.

The service contract of the Managing Director is for a period of 3 years, with an option to renew for further 3 years on the same terms and conditions, and may be terminated by not less than 6 months' written notice or payment in lieu of notice by either party to the service contract.

The remuneration of each Executive Director is based on their respective service contracts with the Company. The service contracts are for an initial period of three years each, with an automatic renewal for a further three years on the same terms and conditions, unless terminated prior to the renewal by either party giving six months' written notice or payment in lieu of notice by either party to the service contract.

The Non-Executive Chairman and Independent Directors do not have any service contracts with the Company. They are paid directors' fees, which are determined by the Board, appropriate to the level of their contribution, taking into account factors such as the responsibilities, effort and time spent for serving the Board and Board Committees.

Directors' fees are tabled annually for shareholders' approval at the AGM of the Company. Other than directors' fees, the Non-Executive Chairman and Independent Directors do not receive any other remuneration from the Company.

There are no employees of the Group who are immediate family members of a Director or a substantial shareholder, and whose remuneration exceeds S$50,000 during FY2016.

In deriving and approving appropriate remuneration packages, the RC takes into account factors such as employment conditions within the industry, roles and responsibilities of the individuals and the need to link reward to performance. The RC ensures that the remuneration paid to Directors is clearly linked to the achievement of their individual performance targets, which is a motivation for Directors to perform commercially and act in the best interests of the Company.

In addition, the Company has also adopted the ESOS and a Share Performance Plan ("SPP") on 8 March 2010 for its employees as part of their remuneration package.

The ESOS and the SPP were introduced to strengthen the Company's competitiveness in attracting and retaining talented key executives and employees and aims to align the interests of the Directors and employees of the Company with that of the shareholders so as to improve performance of the Company and to achieve sustainable growth. The ESOS and SPP, which is administered by the RC, contemplate the award of share options or fully paid shares, when and after pre-determined performance or service targets are met. The RC reviews and sets the appropriate performance or service targets after considering prevailing business conditions. Such performance and service targets take into account the relevant Director's or employee's rank, responsibilities, length of service, contributions to the success and development of the Group and his potential for future development.

To date, the Company has granted 4.925 million share options under the SOS and no shares have been issued under the SPP. Full details of the SOS and the SPP are disclosed respectively on page 26 and page 27 of the Annual Report.

CORPORATE GOVERNANCE REPORT

ACCOUNTABILITY AND AUDIT

Accountability

Principle 10: The Board should present a balanced and understandable assessment of the company's performance, position and prospects.

The Board is accountable to shareholders for the management of the Group. In order to fulfil its responsibility to provide a balanced and understandable assessment of the Company's performance, position and prospects, the Board updates the shareholders on the operations and financial position of the Group through quarterly, half-yearly and full-year results announcements in addition to timely announcements of other matters as prescribed by the relevant rules and regulations. The Board has also taken adequate steps to ensure compliance with legislative and regulatory requirements, including requirements under the SGX-ST Listing Manual, by establishing written policies where appropriate.

To ensure that the Board fulfils its responsibilities, Management is accountable to the Board by providing the Board with the necessary updates in relation to the performance of the Group. Management provides the Board with information which it may require from time to time, in the discharge of its duties, to make a balanced and informed assessment of the Company's performance, position and prospects.

Risk Management and Internal Controls

Principle 11: The Board is responsible for the governance of risk. The Board should ensure that Management maintains a sound system of risk management and internal controls to safeguard shareholders' interests and the company's assets, and should determine the nature and extent of the significant risks which the Board is willing to take in achieving its strategic objectives.

The Board recognises the importance of sound internal controls and risk management practices and acknowledges its responsibility for the systems of internal controls and risk management of the Group. In this regard, the role of the Board includes:

(a) ensuring that Management maintains a sound system of risk management to safeguard shareholders' interests and the Group's assets;

(b) determining the nature and extent of significant risks that the Board is willing to take in achieving its strategic objective;

(c) determining the levels of risk tolerance and risk policies of the Company;

(d) overseeing Management in the design, implementation and monitoring of risk management and internal control systems (including financial, operational, compliance and information technology controls and risk management systems); and

(e) reviewing the adequacy and effectiveness of the risk management and internal control systems annually.

In order to assist the Board in fulfilling its oversight responsibilities on risk management, the Group has set up a management level RMC, comprising three Directors. The members of the RMC are:

Mr Shan Chang (Chairman)
Mr Zhang Rong Xiang
Mr Shen Xia

The key functions of the RMC under its terms of reference include:

(a) reviewing the overall risk management system and process and making recommendations on changes as and when considered appropriate;

(b) reviewing the Group's risk policies, guidelines and limits; and

(c) reviewing periodically the Group's material risk exposures and evaluating the adequacy and effectiveness of the mitigating measures implemented by management.

The RMC holds at least two meetings in each financial year and reviews regularly the Group's policies and procedures, business and operational activities to identify areas of significant risks as well as to determine appropriate measures to control and mitigate these risks. The RMC subsequently reports its findings to the Board and the AC.

The RMC is assisted by the Company's internal auditors, Crowe Horwath First Trust Risk Advisory Pte. Ltd. ("Crowe Horwath"), to monitor and manage the risks across the Group.

In order to assist the Board in reviewing the adequacy and effectiveness of the Company's internal financial, operational and compliance controls, the AC conducts periodic reviews and assesses the effectiveness of key internal controls. The AC meets with Management, internal auditors and external auditors at least once during each financial year to review the internal and external auditors' audit plans. For FY2016, the Group's internal auditors conducted the annual review of the effectiveness of the Group's internal controls based on the plan approved by the AC. Similarly, the Company's external auditors may, during the conduct of their normal audit procedures, also report on matters relating to internal controls.

Any material non-compliance, weaknesses in internal controls or recommendations from the internal and external auditors to further improve the internal controls is reported to the AC. The AC will also follow up on the actions taken by Management on the recommendations of internal and external auditors.

For FY2016, the Board has received statements of assurance from the Managing Director and CFO of the Company that:

(a) the financial records of the Group have been properly maintained and the financial statements give a true and fair view of the Group's operations and finances; and

(b) the system of risk management and internal control in place within the Group (including financial, operational, compliance and information technology controls) is adequate and effective in addressing the material risks in the Group in its current business environment.

Material associates and joint ventures which the Company does not control are not dealt with in the representative letters from the Managing Director and the CFO.

Management regularly reviews the Group's businesses and assesses the Group's operational environment in order to identify areas of significant business and financial risk, such as foreign exchange risks, interest rate risks, credit risks and liquidity risks. Management ensures that appropriate measures to control and mitigate these risks are adopted. The significant risk management policies are as disclosed in the audited financial statements of this Annual Report on pages 64 to 72.

CORPORATE GOVERNANCE REPORT

Based on the various management controls put in place, the internal and external auditors' reports, the statements of assurance from the Managing Director and CFO and the reports of the AC, the Board, with the concurrence of the AC, is of the opinion that the system of internal controls addressing financial, operational, compliance and information technology controls and risk management systems are adequate in meeting the needs of the Group and provide reasonable assurance against material financial misstatements or material loss and to safeguard the Group's assets.

The Board acknowledges that it is responsible for the overall internal control framework, but recognises that no cost effective internal control system will preclude all errors and irregularities, as the system is designed to manage rather than eliminate the risk of failure to achieve business objectives, and can provide only reasonable and not absolute assurance against material misstatement or loss. The Board will, on a continuing basis, endeavour to further enhance and improve the Group's system of internal controls and risk management policies.

Audit Committee

Principle 12: The Board should establish an Audit Committee with written terms of reference which clearly set out its authority and duties.

The AC is regulated by a set of written terms of reference, which sets out its duties and responsibilities. The AC comprises three Non-Executive Directors, the majority of whom, including the Chairman is independent. The AC members are:

Mr Teo Woon Keng John (Chairman)
Mr Shan Chang
Mr Chee Teck Kwong Patrick

The AC members bring with them in-depth years of invaluable experience and professional expertise in the financial, legal, consultancy and administrative fields from their previous appointments as directors and senior management in other organisations. The Board is of the view that the AC members have sufficient recent and relevant accounting or related financial management expertise to discharge their responsibilities.

The AC holds meetings at least annually in each financial year. For FY2016, the AC held a total of 4 meetings.

As set out in its terms of reference, the AC actively carries out the following functions:

(a) monitoring the changes in accounting policies;

(b) reviewing the internal audit appraisals;

(c) reviewing the adequacy of the Group's internal controls;

(d) reviewing interested person transactions;

(e) examining accounting implications of major transactions so as to ensure the integrity of the financial statements of the Company and any announcements relating to the Company's financial performance; and

(f) reviewing the Company's audit plan, audit issues, audit report and Management's response with the external auditor of the Company.

CORPORATE GOVERNANCE REPORT

The AC commissions and reviews the findings of the above internal investigations. Where there is any suspected fraud or irregularity, failure of internal controls or infringement of any Singapore law, rule or regulation, which has or is likely to have a material impact on the operations or the financial position of the Company, the AC will discuss such matters with the external auditors of the Company. The AC ensures that the appropriate follow-up actions are taken. In the event that a member of the AC is interested in any matter being considered by the AC, he will abstain from reviewing that particular transaction or voting on that particular resolution.

The AC has explicit authority to investigate any matter within its terms of reference and has full access to Management and resources, which are necessary to enable the AC to discharge its functions properly. The AC also has full access to, and the cooperation of, Management and has full discretion to invite any Director or executive officer of the Company to attend their meetings.

The AC meets with the external auditor and internal auditor, at least annually, without the presence of Management. The AC has reviewed and is satisfied with the external auditor's independence and objectivity. For FY2016, the amount of audit fees paid to the external auditor was RMB 900,000. No further non-audit fees were paid to the external auditor for FY2016.

The AC, together with the external auditors and the Management, considered and discussed the Key Audit Matters included in the auditors' report. The AC concurs with the basis and conclusions included in the Key Audit Matters. For more information on the Key Audit Matters, please refer to page 30 to 34 of the annual report.

The AC, with the concurrence of the Board, has recommended the re-appointment of Nexia TS Public Accounting Corporation as the external auditor at the forthcoming AGM of the Company. The Company confirms that Rules 712 and 716 of the SGX-ST Listing Manual have been complied with, specifically, the Board and the AC are satisfied that the appointment of different auditing firms for the Company and its subsidiaries or significant associate companies will not compromise the standard and effectiveness of the audit of the Company.

The Board has established a whistle-blowing policy, endorsed by the AC to allow employees, customers, other stakeholders and any other persons to raise concerns or observations, in confidence, to the Board about possible irregularities or improprieties in financial or other operational matters. If such concerns or observations are raised, the Board ensures that independent investigation and appropriate follow-up action takes place. For FY2016, no reports have been received under the whistle-blowing policy.

Internal Audit

Principle 13: The Company should establish an effective internal audit function that is adequately resourced and independent of the activities it audits.

The Group has outsourced its internal audit function to Crowe Horwath, an independent advisory firm, for FY2016. The objective of the internal audit function is to determine whether the Group's key controls and governance processes are adequate and functioning in the required manner.

Crowe Horwath carries out its functions under the direction of the AC and conducts its reviews in accordance with the audit plan approved by the AC. Crowe Horwath reports their findings and makes recommendations to the AC and administratively to Management at least annually. The reports and recommendations of Crowe Horwath are submitted to the AC for discussion and deliberation. To ensure timely and adequate closure of audit findings, the status of the implementation of the actions as agreed by Management is tracked and discussed with the AC. In addition, Management will update the AC on the status of the remedial action plans.

CORPORATE GOVERNANCE REPORT

Crowe Horwath has full access to all of the Group's documents, records, properties and personnel, including access to the AC. Crowe Horwath carries out its function in accordance with the standards set by nationally or internationally recognised professional bodies.

In accordance with the audit plan approved by the AC, Crowe Horwath conducts an annual review of the effectiveness of the Company's material internal controls. Material non-compliance, failures in internal controls and recommendations for improvements are reported to the AC.

The AC periodically reviews the internal audit reports and activities and the effectiveness of the Company's internal audit function. The AC is of the view that the internal audit function is adequately resourced to perform its functions and has appropriate standing within the Group.

Shareholders' Rights and Responsibilities, Communication with Shareholders and Conduct of Shareholders' Meeting

Principle 14: Companies should treat all shareholders fairly and equitably, and should recognise, protect and facilitate the exercise of shareholders' rights, and continually review and update such governance arrangements.

In line with the continuing obligations of the Group pursuant to the SGX-ST Listing Manual, the Board's policy is that all shareholders should be equally informed of all major developments impacting the Group.

Shareholders have the opportunity to participate effectively in and vote at general meetings of shareholders. The shareholders are informed of the rules, including voting procedures, which govern general meetings of shareholders.

The Bye-Laws of the Company allow a shareholder to appoint one or two proxies to attend and vote on behalf of the shareholder. The Bye-Laws of the Company currently do not allow a shareholder to vote in absentia. Shareholders who hold shares through nominees are allowed, upon prior request through their nominees, to attend the general meetings of shareholders as observers without being constrained by the two-proxy rule.

Principle 15: Companies should actively engage their shareholders and put in place an investor relations policy to promote regular, effective and fair communication with shareholders.

The Company believes in timely, fair and adequate disclosure of relevant information to the shareholders and investors so that they will be apprised of developments that may have a material impact on the price or value of Company's securities. The Company does not practice selective disclosure. In this respect, the Board presents a balanced and informed assessment of the Group's performance, position and prospects in its announcements, including quarterly and full-year results and reports to regulators, if any, all of which are released through the SGX-ST website at SGXNet (www.sgx.com). The Company also strives to be as descriptive, detailed and forthcoming as possible. The Company has a policy that where there is inadvertent disclosure made to a selected group, the Company will ensure that the information is disclosed publicly to all others as soon as practicable. In addition, the Company's investor relations personnel are available by e-mail or telephone to answer any questions from shareholders.

The Company does not have a formal dividend policy. The Board considers the Company's capital structure, cash requirements and future plans in deciding whether to declare dividends or not. For FY2016, the Directors had recommended a special tax-exempt dividend of 30 Singapore cents per ordinary share and this would be tabled for shareholders' approval at the forthcoming AGM.

CORPORATE GOVERNANCE REPORT

Conduct of Shareholder Meetings

Principle 16: Companies should encourage greater shareholder participation at AGMs, and allow shareholders the opportunity to communicate their views on various matters affecting the company.

All shareholders will receive the Annual Report and notice of AGM. At general meetings of shareholders, the shareholders will be given the opportunity to voice their views and direct questions regarding the affairs of the Company to the Directors or Management. The chairpersons of the Board Committees are present at the AGM of the Company to address any queries from the shareholders. The Company's external auditor is also invited to assist in addressing any queries by shareholders relating to the conduct of the external audit and the preparation and content of its auditors' report. The Company is open to meetings with investors and analysts, and in conducting such meetings, the Company is mindful of the need to ensure fair disclosure. To encourage the participation of the shareholders at general meetings, the Company ensures that the venue for general meetings is at a central location easily accessed by public transportation.

The Bye-Laws of the Company allow a shareholder to appoint one or two proxies to attend and vote on behalf of the shareholder. The Bye-Laws of the Company currently do not allow a shareholder to vote in absentia. Shareholders who hold shares through nominees are allowed, upon prior request through their nominees, to attend the general meetings of shareholders as observers without being constrained by the two-proxy rule.

To ensure that the shareholders have the opportunity to participate effectively in and vote at general meetings, voting at general meetings is conducted by way of poll since 2008. The chairman of the meeting, with the assistance of service providers engaged by the Company, will brief shareholders to familiarise them with the detailed procedures involved in voting by way of poll. An announcement containing the detailed results of the number of votes cast for, and against, each resolution and the respective percentages will be announced after the general meeting via SGXNet (www.sgx.com). Having considered the costs and benefits, the Board has decided not to facilitate voting by way of poll by electronic means at this juncture.

The Company Secretaries prepare minutes of all general meetings. The minutes include all questions and comments from the shareholders together with the responses from the Board and Management. These minutes are available to shareholders upon their request.

Resolutions to be passed at general meetings are always separate and distinct in terms of issue so that shareholders are better able to exercise their right to approve or deny the issue or motion.

Dealings in Securities

The Group has adopted an internal policy that complies with and is consistent with Rule 1207(19) of the SGX-ST Listing Manual in relation to dealings in the securities of the Company.

Directors, officers and employees of the Company are notified that they are prohibited from trading in the securities of the Company while in possession of material unpublished price sensitive information, and during the period commencing two weeks before the announcement of Company's quarterly results and one month before the announcement of the Company's full-year results, ending on the date of the announcement of the relevant results. In compliance with Rule 1207(19) of the SGX-ST Listing Manual, quarterly reminders of the restrictions in dealing in the securities of the Company are issued to all Directors, officers and employees of the Company. The Directors are issued with a copy of the Company's Best Practice on Securities' Dealings as they are privy to price sensitive information.

CORPORATE GOVERNANCE REPORT

The Directors, officers and employees are also reminded and expected to observe insider-trading laws at all times even when dealing in securities within the permitted trading period. They are also discouraged from dealing in the Company's shares on short-term considerations.

The Directors and the officers of the Company are required to notify the Company of their dealings in the Company's shares within two business days of the transaction.

The Company has complied with Rule 1207(19) of the SGX-ST Listing Manual.

Interested Person Transactions ("IPTs")

The Company has established guidelines on interested person transactions (as defined in Chapter 9 of the SGX-ST Listing Manual) and has set out procedures for the review and approval of any interested person transaction.

The AC reviews all material interested person transactions and keeps the Board informed of such transactions. Before making its recommendations to the Board for its approval, the AC ensures that such interested person transactions are carried out on normal commercial terms or entered into on an arm's length basis and are not prejudicial to the interests of the Group and its minority shareholders. Measures are taken to ensure that the terms and conditions of interested person transactions are not more favourable than those granted to non-related persons under similar circumstances.

For FY2016, the Company did not enter into any interested person transaction and hence, no announcement is required under the rules of the SGX-ST Listing Manual.

Material Contracts

Save for the service contracts between the Executive Directors and as disclosed elsewhere in the financial statements for FY2016, there were no material contracts (including loans) of the Group involving the interests of any Directors or controlling shareholders entered into during FY2016 that is required to be disclosed under Rule 1207(8) of the SGX-ST Listing Manual.

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

The directors present their statement to the members together with the audited consolidated financial statements of China International Holdings Limited (the "Company") and its subsidiaries (collectively, the "Group") for the financial year ended 31 December 2016 and the statement of financial position of the Company as at 31 December 2016.

In the opinion of the directors,

(a) the consolidated financial statements of the Group and the statement of financial position of the Company as set out on pages 37 to 137 are properly drawn up in accordance with the International Financial Reporting Standards so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 31 December 2016 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the financial year covered by the consolidated financial statements; and

(b) at the date of this statement, based on the assumptions and measures undertaken as described in Note 3 to the financial statements, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they fall due.

Directors

The directors of the Company in office at the date of this statement are as follows:

Mr Shan Chang
Mr Zhang Rong Xiang
Mr Zhu Jun
Mr Chee Teck Kwong Patrick
Mr Shen Xia
Mr Teo Woon Keng John

Arrangements to enable directors to acquire shares and debentures

Neither at the end of nor at any time during the financial year was the Company a party to any arrangement whose object was to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate, other than as disclosed under "Share options" in this statement.

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

Directors' interests in shares or debentures

According to the register of directors' shareholdings, none of the directors holding office at the end of the financial year had any interest in the shares or debentures of the Company or its related corporations, except as follows:

	Holdings registered in name of director or nominee	
	At 31.12.2016	At 1.1.2016
Company		
(No. of ordinary shares of S$1.00 (FY2015: S$1.00) each)		
Mr Zhang Rong Xiang	206,950	128,300

The directors' interests in the ordinary shares of the Company as at 21 January 2017 were the same as those as at 31 December 2016.

Share options

(a) CIHL Share Option Scheme

The Group adopted CIHL Share Option Scheme (the "2010 Scheme") on 8 March 2010. As at the date of this statement, the following share options have been granted by the Company to the directors pursuant to 2010 Scheme:

	No. of unissued ordinary shares of the Company under option					
Name of director	Balance as at 1.1.2016	Aggregate granted since commencement of scheme to 31.12.2016	Expired in financial year ended 31.12.2016	Granted in financial year ended 31.12.2016	Aggregate exercised since commencement of scheme to 31.12.2016	Aggregate outstanding as at 31.12.2016
Mr Shan Chang	600,000	600,000	(200,000)	–	–	400,000
Mr Fong Weng Khiang(1)	525,000	525,000	(125,000)	–	–	400,000
Mr Zhang Rong Xiang	700,000	700,000	(200,000)	–	–	500,000
Mr Zhu Jun	700,000	700,000	(200,000)	–	–	500,000
Mr Chee Teck Kwong Patrick	525,000	525,000	(125,000)	–	–	400,000
Mr Shen Xia	700,000	700,000	(200,000)	–	–	500,000
	3,750,000	3,750,000	(1,050,000)	–	–	2,700,000

(1) The share options that were vested to the Company's former independent director, Mr Fong Weng Khiang, who has retired on 29 April 2015 would lapse on 28 April 2018 or upon the expiry of the exercise period, whichever is earlier.

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

Share options (Cont'd)

(a) CIHL Share Option Scheme (Cont'd)

Pursuant to the 2010 scheme, there were 1,050,000 share options granted to the above directors of the Company on 2 June 2011 at the exercise price of S$1.04. The vesting schedule of the share options is 50% after the first anniversary of the grant and 50% after the second anniversary of the grant. The expiry date of the share options is on 1 June 2016.

There were 2,700,000 share options granted to the above directors of the Company on 10 March 2014 at the exercise price of S$0.904. The vesting schedule of the share options is 50% after the first anniversary of the grant and 50% after the second anniversary of the grant. The expiry date of the share options is on 9 March 2019. The fair value of share options granted during the financial year 31 December 2014 was estimated to be S$1,447,000, equivalent to RMB6,989,000 using the Binomial Option Pricing Model.

Since the commencement of the 2010 Scheme to the end of the financial year ended 31 December 2016, save as disclosed above:

(i) no employees of the Company or its subsidiaries have received 5% or more of the total number of share options available under the 2010 Scheme;

(ii) no share options have been granted to controlling shareholders of the Company or their associates; and

(iii) no share options have been granted at a discount of more than 20% to the prevailing market price of the shares.

No shares have been issued during the financial year by virtue of the exercise of options to take up unissued shares of the Company or its subsidiaries.

There were no options granted during the financial year to subscribe for unissued shares of the Company or its subsidiaries.

The 2010 Scheme is administered by the Remuneration Committee, members of which included Mr Shan Chang, Mr Chee Teck Kwong Patrick and Mr Teo Woon Keng John.

(b) CIHL Performance Share Plan (the "PSP")

The PSP was approved by the shareholders of the Company at a Special General Meeting held on 8 March 2010. The PSP shall complement the 2010 Scheme and serve as an additional and flexible incentive tool.

Under the rules of the PSP, all directors and employees of the Group as well as the employees of associates are eligible to participate in the PSP at the absolute discretion of the Remuneration Committee.

The total number of shares over which shares to be issued under the PSP, together with the number of shares issued under the 2010 Scheme shall not exceed 15% of the issued share capital of the Company at any time.

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

Share options (Cont'd)

(b) CIHL Performance Share Plan (the "PSP") (Cont'd)

The Remuneration Committee is charged with the administration of the PSP in accordance with the rules of the PSP. The Remuneration Committee administering the PSP comprises the directors, Mr Shan Chang, Mr Chee Teck Kwong Patrick and Mr Teo Woon Keng John.

None of the directors in the committee participated in any deliberation or decision in respect of shares granted to himself.

The number of shares to be offered to a participant shall be determined at the discretion of the Remuneration Committee provided that:

(i) the aggregate number of shares which may be offered to participants who are controlling shareholders and their associates shall not exceed 25% of the 2010 Scheme; and

(ii) the number of shares which may be offered to each participant who is a controlling shareholder or their associates shall not exceed 10% of the 2010 Scheme.

No shares had been granted to any participant since the commencement of the PSP.

Audit committee

The members of the Audit Committee ("AC") at the end of the financial year were as follows:

Mr Chee Teck Kwong Patrick (Chairman and independent director)
Mr Shan Chang
Mr Teo Woon Keng John (Independent director)

All members of the AC were non-executive directors.

The AC carried out its functions in accordance with the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Manual and the Code of Corporate Governance, including a review of the statement of financial position of the Company and the consolidated financial statements of the Group for the financial year ended 31 December 2016 and the Independent Auditors' Report thereon. The AC has full access to management, has discretion to invite any director or executive officer to attend its meetings and is given the resources required for it to discharge its functions.

The AC has also reviewed the following:

(i) the adequacy of the Group's internal accounting control system and its internal control procedures relating to interested person transactions;

(ii) the compliance with legal and other regulatory requirements;

(iii) the adequacy and effectiveness of the Group's internal audit function at least annually, including the adequacy of internal audit resources and its appropriate standing within the Group, as well as the scope and results of the internal audit procedures;

(iv) the appointment of the independent auditors and the level of audit and non-audit fees;

DIRECTORS' STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

Audit committee (Cont'd)

The AC has also reviewed the following: (Cont'd)

(v) the co-operation given by the Company's management and officers to the independent auditors;

(vi) the review of independent auditors' audit plan, audit report and any recommendations on internal accounting controls arising from the statutory audit; and

(vii) any other matter which in the AC's opinion, should be brought to the attention of the Board.

No non-audit fees were paid to the independent auditors for financial year ended 31 December 2016. The AC is satisfied with the independence and objectivity of the independent auditors, Nexia TS Public Accounting Corporation ("Nexia"); and has recommended to the Board that Nexia be nominated for re-appointment at the forthcoming Annual General Meeting of the Company.

Independent auditor

The independent auditor, Nexia TS Public Accounting Corporation, has expressed its willingness to accept re-appointment.

On behalf of the directors

Shan Chang
Chairman

Zhang Rong Xiang
Managing Director

4 April 2017

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHINA INTERNATIONAL HOLDINGS LIMITED
(INCORPORATED IN BERMUDA WITH LIMITED LIABILITY)

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying financial statements of China International Holdings Limited (the "Company") and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position of the Group and the statement of financial position of the Company as at 31 December 2016, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows of the Group for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 37 to 137.

In our opinion, the accompanying consolidated financial statements of the Group and the statement of financial position of the Company are properly drawn up in accordance with the International Financial Reporting Standards ("IFRSs") so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Company as at 31 December 2016 and of the consolidated financial performance, consolidated changes in equity and consolidated cash flows of the Group for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for professional Accountants ("IESBA Code") and we have fulfilled our other ethical responsibilities in accordance with IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material Uncertainty Related to Going Concern

We draw attention to Note 3 to the financial statements which indicates that as of 31 December 2016, the Group's current borrowings exceeds its non-restricted cash and bank balances by RMB3,164,000. As disclosed in Notes 3 and 33(b) to the financial statements, the Group announced that its 55% owned subsidiary Yichang Xinshougang Property Development Company Limited ("XSG") has on 24 March 2017 received a Notice of Court from the Yichang City Intermediate Court to attend a Court hearing in respect of a claim for repayment of loan and accrued interest, amounting to approximately RMB157,000,000, initiated by Yiling District Urban Infrastructure Investment Company. As stated in Note 3 to the financial statements, these events or conditions, along with other matters as set forth in Note 3, indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the Material Uncertainty Related to Going Concern section, we have determined the matter described below to be the key audit matters to be communicated in our report.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHINA INTERNATIONAL HOLDINGS LIMITED
(INCORPORATED IN BERMUDA WITH LIMITED LIABILITY)

Key Audit Matters (Cont'd)

Disposal of subsidiary
(Refer to Notes 7(b),18 and 25 to the financial statements)

Risk:

On 19 December 2016, the Group completed the sales of Tianjin CIHL Xinzhong Real Estate Development Co., Limited, a wholly-owned subsidiary of the Group and recognised a gain on disposal amounting to RMB130,056,000. The disposal was considered a major transaction to the Group given the significance of the gain to the overall consolidated financial statements.

Our response:

In obtaining sufficient audit evidence, the following procedures performed:

- Reviewed management's calculation on gain on disposal by reconciling the consideration to the Sales and Purchase Agreement ("SPA") and bank transactions, and by verifying the net assets disposed to the underlying accounting records.
- Reviewed the SPA and verified whether the gain on disposal was calculated in accordance with the relevant clauses.
- Reviewed management's disclosures in the consolidated financial statements.

Our findings:

We found that the calculation by management are reasonable and the disclosures in the consolidated financial statements are appropriate.

Valuation of construction in progress
(Refer to Notes 10 and 14 to the financial statements)

Risk:

The Group is currently in the process of constructing a convention centre at Hubei, China. During the financial year ended 31 December 2016, an impairment of RMB3,768,000 was made in view of the current economic climate and the progress of construction. The convention centre is carried at RMB148,000,000 as at 31 December 2016. The impairment made is based on the valuation performed by an independent valuer which involves estimating the fair value less cost of disposal net of the estimated cost to complete and relevant margin. The valuation process involves significant judgement in determining the appropriate valuation methodologies to be used, and in estimating the underlying assumptions to be applied. Amongst other matters, inputs and assumptions used in valuation include, but not limited to, estimated selling price, budgeted construction costs and discount rate where a change in the assumptions can have a significant impact to the valuation.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHINA INTERNATIONAL HOLDINGS LIMITED
(INCORPORATED IN BERMUDA WITH LIMITED LIABILITY)

Key Audit Matters (Cont'd)

Valuation of construction in progress (Cont'd)

Our response:

In obtaining sufficient audit evidence, the following procedures were carried out:

- Evaluated the objectivity, independence and expertise of the independent valuer.
- Critically evaluated whether the valuation methodology used to determine the recoverable amount of convention centre complies with the requirements of IAS 36 *Impairment of Assets*.
- Challenged the appropriateness of the inputs and assumptions used such as estimated selling prices and discount rate by comparing them against publically available market information. When the inputs and rates were outside the expected range, further discussion were held with the valuer and management.
- Reviewed management's disclosures in the consolidation financial statements.

Our findings:

We found the valuer to be objective and competent. The valuation methodology used are in line with generally accepted market practices and the estimates and assumptions used in the valuation methodology are within a reasonable range of our expectations. We also found the disclosures in the consolidation financial statements are appropriate.

Recoverability of goodwill arising on consolidation
(Refer to Note 17 to the financial statements)

Risk:

Goodwill of RMB20,303,000 has been recognised in the consolidated statement of financial position as a result of obtaining control over CIHL (Tianjin) Water Development Co., Limited on 1 October 2010. The recoverable amount of goodwill has to be reviewed annually regardless of whether there is any indication of impairment. The Group has determined the recoverable amount of goodwill, through water supply service cash-generating unit ("CGU") of which the goodwill belongs. The recoverable amount of goodwill is highly dependent on management's forecasts and estimates which include, but not limit to, discount rate, growth rate, budgeted gross margin and revenue.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHINA INTERNATIONAL HOLDINGS LIMITED
(INCORPORATED IN BERMUDA WITH LIMITED LIABILITY)

Key Audit Matters (Cont'd)

Recoverability of goodwill arising on consolidation (Cont'd)

Our response:

In obtaining sufficient audit evidence, the following procedures were carried out:

- With the assistance of our internal valuation specialist, critically evaluated whether the model used by management to determine the recoverable amount of goodwill complies with IAS 36 *Impairment of Assets* and assessed the reasonableness of the long term growth rate and discount rate used.
- Analysed the future projected cash flows used in the model to determine whether they are reasonable and supportable given the current economic climate and expected future performance of the CGU.
- Evaluated the reasonableness and challenged the appropriateness of key assumptions used by the management, by comparing them against historical forecasts and performance, as well as publicly available market data.
- Performed sensitivity analysis against the key assumptions used.
- Reviewed management's disclosures in the consolidated financial statements.

Our findings:

The valuation methodology used are in line with generally accepted market practices and the estimates and assumptions used in the valuation model are within a reasonable range of our expectations. We also found the disclosures in the consolidated financial statements are appropriate.

Valuation of development properties
(Refer to Notes 10 and 21 to the financial statements)

Risk:

The Group has significant residential development properties in Hubei, China, which comprise of properties held for sale and properties under development of approximately RMB250,554,000 and RMB645,193,000 respectively. During the financial year ended 31 December 2016, a write down of RMB58,332,000 were made to certain development properties to its net realisable value. The net realisable value determined is based on the valuation performed by an independent valuer and highly dependent on Group's expectations of future selling prices, estimated cost to complete and estimated costs necessary to make the sale. However, weaken demand arising from a challenging economic climate in China, might provide further pressure on transaction volumes and properties prices in the China's property market. Therefore, greater level of audit efforts required in respect of the assumptions and estimates used in arriving the net realisable value of these properties.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHINA INTERNATIONAL HOLDINGS LIMITED
(INCORPORATED IN BERMUDA WITH LIMITED LIABILITY)

Key Audit Matters (Cont'd)

Valuation of development properties (Cont'd)

Our response:

In obtaining sufficient audit evidence, the following procedures were carried out:

Properties held for sale
- Evaluated the reasonableness of estimated selling prices and estimated cost necessary to make the sale by comparing them against historical data and publicly available market information.

Properties under development
- Challenged the appropriateness of key assumptions used such as estimated selling prices, estimated cost to complete and estimated costs necessary to make the sale by comparing them against comparable historical data and publically available market information.
- Evaluated the reasonableness of estimated cost to complete by comparing the cost incurred to date to management's budget and where the works were contracted to third parties, reviewed and agreed to the contracts.

Overall
- Evaluated the objectivity, independence and expertise of the independent valuer.
- When the inputs and rates were outside the expected range, further discussion were held with the valuer and management.
- Reviewed management's disclosures in the consolidated financial statements.

Our findings:

We found the valuer to be objective and competent. The valuation methodology used are in line with generally accepted market practices and the estimates and assumptions used are within a reasonable range of our expectations. We also found the disclosures in the consolidated financial statements are appropriate.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHINA INTERNATIONAL HOLDINGS LIMITED
(INCORPORATED IN BERMUDA WITH LIMITED LIABILITY)

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of consolidated financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CHINA INTERNATIONAL HOLDINGS LIMITED
(INCORPORATED IN BERMUDA WITH LIMITED LIABILITY)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Cont'd)

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (Cont'd)

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement director on the audit resulting in this independent auditor's report is Philip Tan Jing Choon.

Nexia TS Public Accounting Corporation
Public Accountants and Chartered Accountants

Singapore
4 April 2017

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

	Note	2016 RMB'000	2015 RMB'000
Continuing operations			
Revenue	6	246,879	116,372
Cost of sales and services provided		(220,028)	(410,106)
Gross profit/(loss)		26,851	(293,734)
Other income - net	7(a)	7,212	21,880
Other gains/(losses) - net	7(b)	129,913	(3,133)
Expenses			
- Administrative		(14,498)	(183,404)
- Other operating		(23,966)	(33,059)
- Selling and marketing		(14,333)	(6,981)
- Finance	8	(27,937)	(53,077)
Share of net losses of associates accounted for using the equity method	19	–	(32,422)
Profit/(loss) before income tax		83,242	(583,930)
Income tax (expense)/credit	11	(23,944)	80,292
Profit/(loss) for the financial year from continuing operations		59,298	(503,638)
Discontinued operations			
Loss for the financial year from discontinued operations	12(a)	–	(660)
Profit/(loss) for the financial year		59,298	(504,298)
Other comprehensive income:			
Item that may be subsequently reclassified to profit or loss			
Currency translation gains on translating foreign operations		–	1,717
Other comprehensive income for the financial year, net of tax		–	1,717
Total comprehensive profit/(loss) for the financial year		59,298	(502,581)
Profit/(loss) for the financial year attributable to:			
Equity holders of the Company		64,182	(384,999)
Non-controlling interests		(4,884)	(119,299)
		59,298	(504,298)

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

	Note	2016 RMB'000	2015 RMB'000
Total comprehensive profit/(loss) for the financial year attributable to:			
Equity holders of the Company		64,182	(383,282)
Non-controlling interests		(4,884)	(119,299)
		59,298	(502,581)
Total comprehensive profit/(loss) for the financial year attributable to equity holders of the Company arises from:			
Continuing operations		64,182	(382,919)
Discontinued operations	12(a)	–	(363)
		64,182	(383,282)
Earnings/(loss) per share for profit/(loss) from continuing and discontinued operations attributable to the equity holders of the Company (RMB (Fen) per share)			
Basic and diluted loss per share			
From continuing operations	13	125.28	(750.80)
From discontinued operations	13	–	(0.71)
		125.28	(751.51)

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF FINANCIAL POSITION

AS AT 31 DECEMBER 2016

		Group		Company	
	Note	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
ASSETS					
Non-current assets					
Property, plant and equipment	14	256,303	258,756	–	–
Intangible assets	15	122	122	–	–
Investment properties	16	32,100	32,100	–	–
Goodwill arising on consolidation	17	20,303	20,303	–	–
Investments in subsidiaries	18	–	–	196,000	196,000
Investments in associates	19	–	–	–	–
Deferred income tax assets	20	4,492	982	–	–
		313,320	312,263	196,000	196,000
Current assets					
Development properties	21	895,747	1,098,156	–	–
Inventories	22	3,569	4,009	–	–
Trade and other receivables	23	93,830	102,732	494,747	504,603
Cash and cash equivalents	25	156,975	18,861	1	1
		1,150,121	1,223,758	494,748	504,604
LIABLITIES					
Current liabilities					
Borrowings	26	149,563	424,891	–	–
Trade and other payables	27	658,720	479,672	124,754	129,329
Current income tax liabilities		16,403	14,896	–	–
		824,686	919,459	124,754	129,329
Net current assets		325,435	304,299	369,994	375,275
Total assets less current liabilities		638,755	616,562	565,994	571,275
Non-current liabilities					
Borrowings	26	23,749	68,513	–	–
Deferred income tax liabilities	20	72,676	65,352	–	–
		96,425	133,865	–	–
Net assets		542,330	482,697	565,994	571,275

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF FINANCIAL POSITION

AS AT 31 DECEMBER 2016

		Group		Company	
	Note	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
EQUITY					
Equity attributable to equity holders of the Company					
Share capital	28(a)	257,321	257,321	257,321	257,321
Reserves	29	656,270	656,433	627,861	630,285
Accumulated losses		(573,574)	(638,254)	(319,188)	(316,331)
		340,017	275,500	565,994	571,275
Non-controlling interests		202,313	207,197	–	–
TOTAL EQUITY		542,330	482,697	565,994	571,275

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

	Note	2016 RMB'000	2015 RMB'000
Cash flows from operating activities			
Profit/(loss) before income tax including discontinued operations			
Adjustments for:		83,242	(584,590)
- Depreciation of property, plant and equipment		8,783	8,627
- Impairment loss of property, plant and equipment	10	3,768	14,121
- Impairment loss of investment in associates	10	–	68,898
- Interest expenses		27,937	50,110
- Interest income		(385)	(19,847)
- Employee share option expense	9	335	2,405
- Fair value losses on investment properties	7(b)	–	1,000
- Gain on disposal of property, plant and equipment	7(b)	(5)	–
- (Gain)/loss on disposal of subsidiaries	7(b)	(130,056)	2,930
- Reversal of impairment on trade receivables		(2,198)	–
- Share of losses of associates		–	32,422
- Unrealised currency translation gain		(37)	(3,259)
		(8,616)	(427,183)
Changes in working capital			
- Development properties		(124,103)	288,267
- Inventories		440	(2,869)
- Trade and other receivables		(12,894)	63,153
- Trade and other payables		216,382	39,474
Cash provided by/(used in) operations activities		71,209	(39,158)
Interest paid		(35,071)	(30,315)
PRC income tax paid		(18,623)	(10,286)
Net cash provided by/(used in) operating activities		17,515	(79,759)
Cash flows from investing activities			
Disposal of subsidiaries, net of cash disposed of	25	451,256	(389)
Payments for acquisition of non-controlling interests	18	–	(150)
(Increase)/decrease of restricted bank balances pledged		(7,593)	255
Interest received		29,729	5,954
Purchases of property, plant and equipment		(11,026)	(15,020)
Proceeds from disposal of property, plant and equipment		23	–
Loans to associates		–	(2,834)
Repayment of loan receivables		–	150,000
Repayment of other receivables from a third party		–	173,000
Net cash provided by investing activities		462,389	310,816

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

	Note	2016 RMB'000	2015 RMB'000
Cash flows from financing activities			
Interest and other finance expenses paid		(14,393)	(46,036)
Proceeds from borrowings			
- non-related parties		60,000	493,551
- related parties		–	50,200
Repayments of borrowings			
- non-related parties		(384,927)	(764,483)
- related parties		(10,100)	–
Net cash used in financing activities		(349,420)	(266,768)
Net increase /(decrease) in cash and cash equivalents		130,484	(35,711)
Cash and cash equivalents			
Beginning of financial year		15,878	51,465
Effects of exchange rate changes on cash and cash equivalents		37	124
End of financial year	25	146,399	15,878

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

	Attributable to equity holders of the Company											
	Share capital RMB'000	Share premium RMB'000	Contributed surplus RMB'000	Capital reserve RMB'000	Statutory reserves* RMB'000	Capital redemption reserve RMB'000	Currency translation reserve RMB'000	Share options reserve RMB'000	Accumulated losses RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
2016												
Beginning of financial year	257,321	46,060	565,589	7,268	21,506	8,324	(2,147)	9,833	(638,254)	275,500	207,197	482,697
Total comprehensive income/ (loss) for the financial year	–	–	–	–	–	–	–	–	64,182	64,182	(4,884)	59,298
Transfer	–	–	–	–	2,261	–	–	–	(2,261)	–	–	–
Share option lapsed	–	–	–	–	–	–	–	(2,759)	2,759	–	–	–
Recognition of share-based payments	–	–	–	–	–	–	–	335	–	335	–	335
End of financial year	257,321	46,060	565,589	7,268	23,767	8,324	(2,147)	7,409	(573,574)	340,017	202,313	542,330
2015												
Beginning of financial year	257,321	46,060	565,589	7,764	22,660	8,324	(3,864)	10,857	(257,838)	656,873	331,527	988,400
Total comprehensive income/ (loss) for the financial year	–	–	–	–	–	–	1,717	–	(384,999)	(383,282)	(119,299)	(502,581)
Transfer	–	–	–	–	2,074	–	–	–	(2,074)	–	–	–
Disposal of subsidiaries	–	–	–	–	(3,228)	–	–	–	3,228	–	(5,377)	(5,377)
Effects of acquiring non-controlling interests in subsidiary (Note 18)	–	–	–	(496)	–	–	–	–	–	(496)	346	(150)
Share option lapsed	–	–	–	–	–	–	–	(3,429)	3,429	–	–	–
Recognition of share-based payments	–	–	–	–	–	–	–	2,405	–	2,405	–	2,405
End of financial year	257,321	46,060	565,589	7,268	21,506	8,324	(2,147)	9,833	(638,254)	275,500	207,197	482,697

* *As stipulated by the relevant laws and regulations for foreign investment enterprises in PRC, the PRC subsidiaries of the Group are required to provide for statutory surplus reserve fund and voluntary contribution of enterprise expansion fund. Appropriations to such reserve funds are made out of a total of 10.5% of net profit after tax of the statutory financial statements of the PRC subsidiaries and the amount and allocation basis are decided by their respective board of directors annually. The statutory surplus reserve fund can be used to make up prior year losses of the PRC subsidiaries, if any, and can be applied to convert into capital by means of capitalisation issue. The enterprise expansion fund is used for expanding the capital base of the PRC subsidiaries by means of capitalisation. The appropriations to the statutory surplus reserve fund and enterprise expansion fund are reflected in the statutory reserves under shareholders' funds.*

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. General information

China International Holdings Limited (the "Company") is listed on the main board of the Singapore Exchange Securities Trading Limited (the "SGX-ST"). The Company is an exempted company incorporated in Bermuda with limited liability under the Companies Act of Bermuda.

The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM11, Bermuda. The principal place of business is in the People's Republic of China (the "PRC").

The principal activity of the Company is that of investment holding. The principal activities of its subsidiaries and associates are disclosed in Notes 18 and 19 to the financial statements respectively.

2. Summary of significant accounting policies

These policies have been consistently applied to all the years presented, unless otherwise stated. The financial statements are for the group consisting of China International Holdings Limited and its subsidiaries (the "Group").

2.1 Basis of preparation

(i) Compliance with International Financial Reporting Standards ("IFRS")

The consolidated financial statements of the Group have been prepared in accordance with IFRS and interpretations issued by the IFRS Interpretations Committee ("IFRS IC") applicable to companies reporting under IFRS. The financial statements comply with IFRS as issued by the International Accounting Standards Board ("IASB").

The financial statements are presented in Renminbi ("RMB") and all values in the tables are rounded to the nearest thousand (RMB'000) as indicated.

(ii) Historical cost convention

The financial statements have been prepared under the historical cost basis, except for investment properties which is measured at fair value.

(iii) New and amended standards adopted by the Group

The Group applied for the first time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2016. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

The adoption of these new and amended standards did not result in substantial changes to the accounting policies of the Group and the Company and had no material effect on the amouns reported for the current or prior financial years.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.2 Principles of consolidation and equity accounting

(a) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and statement of financial position respectively.

(b) Associates

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting (see (c) below), after initially being recognised at cost.

(c) Equity methods

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in profit or loss, and the Group's share of movements in other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates are recognised as a reduction in the carrying amount of the investment.

When the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

The carrying amount of equity-accounted investments is tested for impairment in accordance with the policy described in Note 2.10.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.2 Principles of consolidation and equity accounting (Cont'd)

(d) Changes in ownership interests

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised in a separate reserve within equity attributable to owners of the Company.

When the Group ceases to consolidate or equity account for an investment because of a loss of control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

If the ownership interest in an associate is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

(e) Related parties

A related party is a person or entity that is related to the Group.

(A) A person or a close member of that person's family is related to the Group if that person:

(i) has control or joint control of the Group;

(ii) has significant influence over the Group; or

(iii) is a member of the key management personnel of the Company or of a parent of the Company

(B) An entity is related to the Group (reporting entity) if any of the following conditions applies:

(i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).

(ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.2 Principles of consolidation and equity accounting (Cont'd)

(e) Related parties (Cont'd)

(B) An entity is related to the Group (reporting entity) if any of the following conditions applies: (Cont'd)

(iii) Both entities are joint ventures of the same third party.

(iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.

(v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group. If the Group is itself such a plan, the sponsoring employers are also related to the Group.

(vi) The entity is controlled or jointly controlled by a person identified in (A).

(vii) A person identified in (A)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

(viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Company or to the parent of the Company.

2.3 Investments in subsidiaries and associates

Investments in subsidiaries and associates are carried at cost less accumulated impairment losses in the Company's statement of financial position. On disposal of such investments, the difference between disposal proceeds and the carrying amounts of the investments are recognised in profit or loss.

2.4 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Board of Directors, including executive directors. The Board of Directors, including executive directors, are responsible for allocating resources and assessing performance and position of the operating segments, and makes strategic decisions.

2.5 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Renminbi ("RMB"), which is the Group's presentation currency and the Company's functional currency.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.5 Foreign currency translation (Cont'd)

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss. They are deferred in equity if they relate to qualifying cash flow hedges and qualifying net investment hedges or are attributable to part of the net investment in a foreign operation.

Foreign exchange gains and losses that relate to borrowings are presented in the statement of comprehensive income, within finance expenses. All other foreign exchange gains and losses are presented in the statement of comprehensive income on a net basis within other income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

(c) Group companies

The results and financial position of foreign operations (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each statement of financial position presented are translated at the closing rate at the end of the reporting peiod;

- income and expenses for statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and

- all resulting exchange differences are recognised in other comprehensive income.

On consolidation, exchange differences arising from the translation of any net investment in foreign entities, and of borrowings and other financial instruments designated as hedges of such investments, are recognised in other comprehensive income. When a foreign operation is sold or any borrowings forming part of the net investment are repaid, the associated exchange differences are reclassified to profit or loss, as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the closing rate.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.6 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of returns, trade allowances, rebates and amounts collected on behalf of third parties and after eliminating sales within the Group.

The Group recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Group's activities as described below. The Group bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

(i) Land development construction contracts

Revenue from construction and upgrade services is recognised under the percentage of completion method, measured by reference to the percentage of contract costs incurred to date to the estimated total contract costs for each contract. When the outcome of a construction and upgrade services cannot be estimated reliably, revenue is recognised only to the extent of contract costs incurred that is expected to be recoverable.

(ii) Water supply income

Water supply income is recognised based on water supplied during the financial year.

(iii) Construction of water pipeline

When the outcome of a construction contract can be estimated reliably, revenue from a fixed price contract is recognised using the percentage of completion method, measured by reference to the percentage of contract costs incurred to date to the estimated total contract costs for the contract; and revenue from a cost plus contract is recognised by reference to the recoverable costs incurred during the period plus an appropriate proportion of the total fee, measured by reference to the proportion that costs incurred to date bear to the estimated total costs of the contract.

When the outcome of a construction contract cannot be estimated reliably, revenue is recognised only to the extent of contract costs incurred that is expected to be recoverable.

(iv) Revenue on sale of development properties held for sale

Revenue is recognised upon the transfer of control and significant risks and rewards of ownership of the property to the buyers. This generally coincides with the time when the development properties are completed and delivered to the buyers. No revenue is recognised when there is significant uncertainty as to the collectability of consideration due or the possible return of units sold.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.6 Revenue recognition (Cont'd)

(v) Revenue from real estate management

Revenue from real estate management is recognised when the services are rendered.

(vi) Interest income

Interest income is recognised using the effective interest method.

(vii) Rental income

Rental income from operating leases (net of any incentives given to the lessees) is recognised on a straight-line basis over the lease term.

(viii) Dividend income

Dividend income is recognised when the right to receive payment is established.

2.7 Income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company's subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

The deferred tax liability in relation to investment property that is measured at fair value is determined assuming the property will be recovered entirely through sale.

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.7 Income tax (Cont'd)

Deferred tax liabilities and assets are not recognised for temporary differences between the carrying amount and tax bases of investments in foreign operations where the Company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

2.8 Leases

(i) Where the Group is the lessee

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Group as lessee are classified as operating leases (Note 36). Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease.

(ii) Where the Group is the lessor

Lease income from operating leases where the group is a lessor is recognised in income on a straight-line basis over the lease term (Note 16). The respective leased assets are included in the statement of financial position based on their nature.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income.

2.9 Development properties

Development properties are those properties which are held with the intention of development and sale in the ordinary course of business. They are stated at the lower of cost and estimated net realisable value. Net realisable value of development properties is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

The cost of properties under development comprise specifically identified costs, including acquisition costs, development expenditure, borrowing costs and other related expenditure. Borrowing costs payable on loans funding a development property are also capitalised, on a specific identification basis, as part of the cost of the development property until the completion of development.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.10 Impairment of assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

2.11 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are subject to an insignificant risk of change in value, less cash subject to restriction. For cash subjected to restriction, assessment is made on the economic substance of the restriction and whether they meet the definition of cash and cash equivalents.

2.12 Trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. Loans and other receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. If collection of the amount is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for impairment.

2.13 Inventories

Inventories for construction contracts, comprising raw materials and consumables, are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out basis. Net realisable value is determined by reference to the underlying specific contracts in progress in which the inventories will ultimately be used.

2.14 Construction contracts

A construction contract is defined by IAS 11, 'Construction contracts', as a contract specifically negotiated for the construction of an asset.

On the statement of financial position, the Group reports the net contract position for each contract as either an asset or a liability. A contract represents an asset where costs incurred plus recognised profits (less recognised losses) exceed progress billings, the balance is presented as "Gross amount due from customers for construction contracts"; a contract represents a liability where the opposite is the case, the balance is presented as "Gross amount due to customers for construction contracts".

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.14 Construction contracts (Cont'd)

The Group uses the "percentage-of-completion method", to determine the appropriate amount to recognise in a given period. The stage of completion is measured by reference to the contract costs incurred up to the end of the reporting period as a percentage of total estimated costs for each contract. Costs incurred in the year in connection with future activity on a contract are excluded from contract costs in determining the stage of completion.

When the outcome of a construction contract can be estimated reliably, and it is probable that the contract will be profitable, contract revenue is recognised over the period of the contract by reference to the stage of completion.

Contract costs are recognised as expenses by reference to the stage of completion of the contract activity at the end of the reporting period. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that are likely to be recoverable.

Variations in contract work, claims and incentive payments are included in contract revenue to the extent that may have been agreed with the customer and are capable of being reliably measured.

2.15 Non-current assets (or disposal groups) held for sale and discontinued operations

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs of disposal, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and investment property that are carried at fair value and contractual rights under insurance contracts, which are specifically exempt from this requirement.

An impairment loss is recognised for any initial or subsequent write-down of the asset (or disposal group) to fair value less costs of disposal. A gain is recognised for any subsequent increases in fair value less costs of disposal of an asset (or disposal group), but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the non-current asset (or disposal group) is recognised at the date of derecognition.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

Non-current assets classified as held for sale and the assets of a disposal group classified as held for sale are presented separately from the other assets in the statement of financial position. The liabilities of a disposal group classified as held for sale are presented separately from other liabilities in the statement of financial position.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.15 Non-current assets (or disposal groups) held for sale and discontinued operations (Cont'd)

A discontinued operation is a component of the entity that has been disposed of or is classified as held for sale and that represents a separate major line of business or geographical area of operations, is part of a single co-ordinated plan to dispose of such a line of business or area of operations, or is a subsidiary acquired exclusively with a view to resale. The results of discontinued operations are presented separately in the statement of comprehensive income.

2.16 Financial assets

(a) Classification

The Group classifies its financial assets as loans and receivables.

The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

(b) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

(c) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus transaction costs that are directly attributable to the acquisition of the financial assets.

Loans and receivables are subsequently carried at amortised cost using the effective interest method.

Interest on loans and receivables calculated using the effective interest method is recognised in the statement of comprehensive income as part of revenue from continuing operations.

(d) Impairment

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.16 Financial assets (Cont'd)

(d) Impairment (Cont'd)

Assets carried at amortised cost

For loans and receivables, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in statement of comprehensive income. If a loan has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss is recognised in statement of comprehensive income.

Impairment testing of trade receivables is described in Note 4(b).

2.17 Offsetting of financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The Group has also entered into arrangements that do not meet the criteria for offsetting but still allow for the related amounts to be set off in certain circumstances, such as bankruptcy or the termination of a contract.

2.18 Financial guarantee

A subsidiary of the Company has issued corporate guarantees to banks for borrowings of certain buyers for purchases of properties for development. These guarantees are financial guarantees as they require the Group to reimburse the banks if the buyers fail to make principal or interest payments when due in accordance with the terms of their borrowings.

Financial guarantees are initially recognised at their fair values plus transaction costs in the Group's statement of financial position.

Financial guarantees are subsequently amortised to statement of comprehensive income over the period of the buyers' borrowings, unless it is probable that the Group will reimburse the banks for an amount higher than the unamortised amount. In this case, the financial guarantees shall be carried at the expected amount payable to the banks in the Group's statement of financial position.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.19 Property, plant and equipment

Property, plant and equipment is stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost may also include transfers from equity of any gains or losses on qualifying cash flow hedges of foreign currency purchases of property, plant and equipment.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to statement of comprehensive income during the reporting period in which they are incurred.

Freehold land is not depreciated. Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives, as follows:

	Useful lives
Leasehold land and buildings	20 years
Water plant and its ancillary facilities	20 years
Plant and machinery	10 years
Office equipment	5 years
Motor vehicles	5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 2.10).

Construction in progress represents water plant and its ancillary facilities and convention centre under construction, and is stated at cost less impairment losses. Depreciation begins when the relevant assets are available for use.

Gains and losses on disposals are determined by comparing the proceeds with carrying amount. These are included in statement of comprehensive income.

2.20 Investment properties

Investment properties, principally leasehold office buildings, are held for long-term rentals yields and/or for capital appreciation. They are carried at fair value. Changes in fair values are presented in statement of comprehensive income as part of other income – net.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.20 Investment properties (Cont'd)

Investment properties are initially recognised at cost including all direct costs attributable to the property and subsequently carried at fair value, determined annually by independent professional valuers on the highest-and-best-use basis.

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replaced components are recognised in statement of comprehensive income. The cost of maintenance, repairs and minor improvements is recognised in statement of comprehensive income when incurred.

On disposal of an investment property, the difference between the disposal proceeds and the carrying amount is recognised in statement of comprehensive income.

2.21 Intangible assets

(a) Goodwill

The excess of (i) consideration transferred, amount of any non-controlling interest in the acquired entity, and the acquisition-date fair value of any previous equity interest in the acquired entity over the (ii) fair value of the identifiable net assets acquired is recorded as goodwill. If those amounts are less than the fair value of the identifiable net assets of the subsidiary acquired and the measurement of all amounts has been reviewed, the difference is recognised directly in statement of comprehensive income as a gain from bargain purchase.

Goodwill on acquisitions of subsidiaries is included in intangible assets. Goodwill is not amortised but it is tested for impairment annually, or more frequently if events or changes in circumstances indicate that it might be impaired, and is carried at cost less accumulated impairment losses. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The units or groups of units are identified at the lowest level at which goodwill is monitored for internal management purposes, being the operating segments.

(b) Computer software

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation (calculated on a straight-line basis over their useful lives) and accumulated impairment losses, if any.

The useful lives of intangible assets are assessed as either finite or indefinite.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.21 Intangible assets (Cont'd)

(b) Computer software (Cont'd)

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of comprehensive income in the expense category that is consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

2.22 Trade and other payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of reporting period which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

2.23 Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in statement of comprehensive income over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the statement of financial position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in statement of comprehensive income as other income or finance expenses.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.23 Borrowings (Cont'd)

Where the terms of a financial liability are renegotiated and the entity issues equity instruments to a creditor to extinguish all or part of the liability (debt for equity swap), a gain or loss is recognised in statement of comprehensive income, which is measured as the difference between the carrying amount of the financial liability and the fair value of the equity instruments issued.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

2.24 Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

Other borrowing costs are expensed in the period in which they are incurred.

2.25 Provisions

Provisions for legal claims, service warranties and make good obligations are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

2.26 Employee benefits

(i) Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits and accumulating sick leave that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the statement of financial position.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.26 Employee benefits (Cont'd)

(ii) Pension obligations

For defined contribution plans, the Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

The Group is required to provide certain staff pension benefits to their employees under existing PRC regulations. Pension contributions are provided at rates stipulated by the PRC regulations and are contributed to a pension fund managed by government agencies, which are responsible for administering these amounts for the subsidiaries' employees.

Contributions to Mandatory Provident Fund, a defined contribution retirement scheme, as required under the Hong Kong Mandatory Provident Fund Schemes Ordinance are recognised as expenses in statement of comprehensive income as and when incurred.

The Group has no further payment obligations once the contributions have been paid. Pension contributions are recognised as employee benefit expense in the period in which the related services are performed. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(iii) Bonus plans

The Group recognises a liability and an expense for bonuses where contractually obliged or where there is a past practice that has created a constructive obligation.

(iv) Share-based payments

Share-based compensation benefits are provided to employees via the CIHL Share Option Scheme (the "2010 Scheme").

The fair value of options granted under the 2010 Scheme is recognised as an employee benefits expense with a corresponding increase in equity. The total amount to be expensed is determined by reference to the fair value of the options granted:

(a) including any market performance conditions (eg the entity's share price);

(b) excluding the impact of any service and non-market performance vesting conditions (eg profitability, sales growth targets and remaining an employee of the entity over a specified time period); and

(c) including the impact of any non-vesting conditions (eg the requirement for employees to save).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.26 Employee benefits (Cont'd)

(iv) Share-based payments (Cont'd)

The total expense is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each reporting period, the entity revises its estimates of the number of options that are expected to vest based on the non-market vesting and service conditions. It recognises the impact of the revision to original estimates, if any, in statement of comprehensive income, with a corresponding adjustment to equity.

(v) Performance shares

Benefits to employees including the directors are provided in the form of share-based payment transactions, whereby employees render services in exchange for shares or rights over shares ("equity-settled transactions"). The fair value of the employee services rendered is determined by reference to the fair value of the shares awarded or rights granted, excluding the impact of any non-market vesting conditions. These are fair valued based on the market price of entity's share on grant date. This fair value is charged to profit or loss over the vesting period of the share-based payment scheme, with the corresponding increase in equity. The value of the charge is adjusted in profit or loss over the remainder of the vesting period to reflect expected and actual quantities vested, with the corresponding adjustment made in equity.

Cancellations of grants of equity instruments during the vesting period (other than a grant cancelled by forfeiture when the vesting conditions are not satisfied) are accounted for as an acceleration of vesting, therefore any amount unrecognised that would otherwise have been charged is recognised immediately in profit or loss.

2.27 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Shares held by the Company's Employee Share Trust are disclosed as treasury shares and deducted from contributed equity.

2.28 Dividends

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.29 Exploration and evaluation expenditure

Exploration and evaluation activity involves the search for mineral and natural resources, the determination of technical feasibility and the assessment of commercial viability of an identified resource.

Exploration and evaluation activity includes:

- Researching and analysing historical exploration data
- Gathering exploration data through geophysical studies
- Exploratory drilling and sampling
- Determining and examining the volume and grade of the resource
- Surveying transportation and infrastructure requirements
- Conducting market and finance studies

Licence costs paid in connection with a right to explore in an existing exploration area are capitalised and amortised over the term of the permit.

Once the legal right to explore has been acquired, exploration and evaluation expenditure ("EEE") is charged to statement of comprehensive income as incurred, unless the Group concludes that a future economic benefit is more likely than not to be realised. These costs include directly attributable employee remuneration, materials and fuel used, surveying costs, drilling costs and payments made to contractors.

In evaluating whether the expenditures meet the criteria to be capitalised, several different sources of information are used. The information that is used to determine the probability of future benefits depends on the extent of exploration and evaluation that has been performed.

EEE incurred on licences where a resource has not yet been established is expensed as incurred until sufficient evaluation has occurred in order to establish a resource. Costs expensed during this phase are included in 'Other operating expenses' in the statement of profit or loss and other comprehensive income.

Upon the establishment of a resource (at which point, the Group considers it probable that economic benefits will be realised), the Group capitalises any further evaluation expenditure incurred for the particular licence as exploration and evaluation assets ("EEA") up to the point when a reserve is established. Capitalised exploration and evaluation expenditure is considered to be a tangible asset.

Exploration and evaluation assets acquired in a business combination are initially recognised at fair value, including resources and exploration potential that is considered to represent value beyond proven and probable reserves. Similarly, the costs associated with acquiring an EEA (that does not represent a business) are also capitalised. They are subsequently measured at cost less accumulated impairment. Once reserves are established and development is sanctioned, EEA are tested for impairment and transferred to 'Mines under construction' which is a sub-category of 'Mine properties'. No amortisation is charged during the exploration and evaluation phase.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

2. Summary of significant accounting policies (Cont'd)

2.29 Exploration and evaluation expenditure (Cont'd)

In determining whether there is an impairment of the exploration and evaluation assets in accordance with IFRS 6 "Exploration for and Evaluation of Mineral Resources", the management assessed whether any key impairment indicators which indicates that there is impairment on its exploration and evaluation assets including:

(i) The period for which the associates has the right to explore in the specific area has expired during the financial year or will expire in the near future, and is not expected to be renewed;

(ii) Substantive expenditure on further exploration for and evaluation of oil and gas and gold resources in the specific area is neither budgeted nor planned;

(iii) Exploration for and evaluation of oil and gas and gold resources in the specific area have not led to the discovery of commercially viable quantities of mineral resources and the associates have decided to discontinue such activities in the specific area; and

(iv) Sufficient data exist to indicate that, although a development in the specific area is likely to proceed, the carrying amount of the exploration and evaluation asset is unlikely to be recovered in full from successful development or by sale.

3. Material uncertainty related to going concern

In assessing the appropriateness of the use of going concern assumption in preparing the financial statements, the directors considered the following matters:

a) As at 31 December 2016, the Group has current borrowings of RMB149,563,000 (2015: RMB424,891,000) due within twelve months from the end of reporting period with non-restricted cash and bank balances of RMB146,399,000 (2015: RMB15,878,000).

b) As disclosed in Note 33(b) to the financial statements, the Group announced that its 55% owned subsidiary Yichang Xinshougang Property Development Company Limited ("XSG") has on 24 March 2017 received a Notice of Court from the Yichang City Intermediate Court to attend a Court hearing in respect of a claim for repayment of loan and accrued interest, amounting to approximately RMB157,000,000, initiated by Yiling District Urban Infrastructure Investment Company.

c) As disclosed in Note 32 to the financial statements, the Company has announced a special tax-exempt dividend of 30 Singapore cents, which approximate to RMB1.46 per ordinary shares for the financial year ended 31 December 2016 will be recommended at the forthcoming Annual General Meeting ("AGM") on 28 April 2017 for shareholders' approval. Upon the approval of the special tax-exempt dividend at the forthcoming AGM, the Company is expected to incur additional cash outflow of approximately RMB75,000,000 (excluding related expenses).

The above factors may continue to add pressure to the Group's operating cash flows.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

3. Material uncertainty related to going concern (Cont'd)

Notwithstanding the above, in ensuring sufficient and adequacy of funds to meet its debt obligations, payments of dividends, legal claims (if any) and working capital, the following measures have been considered or are in the process of being put in place by management:

(i) The directors proposed to implement a scrip dividend scheme which will allow the shareholders to elect to receive fully paid new ordinary shares in lieu of part only or all the cash amount of the dividend (Note 36);

(ii) The Group has available land use rights and properties under development that can be mortgaged for additional borrowings to enable the Company and the Group to have sufficient cash available to cover the Company's and the Group's cash flow requirement;

(iii) The Group is also in the process of negotiating with certain financial institutions to obtain new banking facilities. The management have evaluated all the relevant facts available to them and are of the opinion that the Group have good tracks records or relationships with financial institutions which enhance the Group's ability to obtain new credit facilities to enable the Group to meet its financial obligations as and when they fall due for the foreseeable future;

(iv) As disclosed in Note 33(b) to the financial statements, based on the preliminary legal opinion from PRC solicitors and the undertaking from China Resources and Transportation Group Limited, the directors are of the opinion that no provision is required to be made in the financial statements as at 31 December 2016; and

(v) The Group is able to continue in the current operational existence to generate sufficient cash flows to discharge their liabilities in the normal course of business for the next twelve months.

The above events and conditions indicate the existence of material uncertainty that may cast significant doubt on the Company's and Group's ability to continue as a going concern, which highly dependent on the successful implementation of measures considered. The directors have considered the feasibility of the above measures and the use of going concern assumption in preparing the financial statements remains appropriate.

If the Company and the Group are unable to continue their operational existence and/or unable to maintain their credit facilities, the Company and the Group may be unable to discharge their liabilities in the normal course of business and adjustments may have to be made to reflect the situation that assets may need to be realised other than in the normal course of business and at amounts which could differ significantly from the amounts which they are currently recorded in the statement of financial position. In addition, the Company and the Group may have the reclassify non-current assets and liabilities as current assets and liabilities respectively. The financial statements do not include any adjustment which may arise from this uncertainty.

4. Financial risk management

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk and cash flow interest rate risk), credit risk, liquidity risk and capital risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

The Board of Directors is responsible for setting the objectives and underlying principles of financial risk management for the Group. The management team then establishes the detailed policies such as risk identification, measurement and exposure limits.

4. Financial risk management (Cont'd)

(a) Market risk

(i) Currency risk

The Group operates in Asia with dominant operations in PRC. The Group has certain exposure to foreign currency risk as some of its business transactions, assets and liabilities are principally denominated in the Hong Kong dollar ("HKD"), United States dollar ("USD") and Singapore dollar ("SGD"). The Group does not have a foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities. The Group will closely monitor its foreign currency exposure and consider hedging significant foreign currency exposure should the need arise.

At 31 December 2016, if the HKD had weakened/strengthened by 7% (2015: 5%) against the RMB with all other variables held constant, the recalculated post-tax profit for the financial year would have been RMB48,000 (2015: RMB34,000) lower/higher, mainly as a result of foreign exchange losses/gains on translation of HKD-denominated cash and bank balances.

At 31 December 2016, if the SGD had weakened/strengthened by 5% (2015: 5%) against the RMB with all other variables held constant, the recalculated post-tax profit for the financial year would have been RMB48,000 (2015: RMB43,000) higher/lower, mainly as a result of foreign exchange gains/losses on translation of SGD-denominated accruals.

At 31 December 2016, if the USD had weakened/strengthened by 7% (2015: 5%) against the RMB with all other variables held constant, the foreign exchange losses/gains on translation of USD-denominated financial assets are not expected to have any significant impact to post-tax profit for the year.

(ii) Cash flow and fair value interest rate risks

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates.

The Group's exposure to interest rate risks arises primarily to interest-earning financial assets and interest-bearing financial liabilities. Interest rate risk is managed by the Group on an on-going basis with the primary objective of limiting the extent to which net interest expense could be affected by an adverse movement in interest rates.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

4. Financial risk management (Cont'd)

(a) Market risk (Cont'd)

(ii) Cash flow and fair value interest rate risks (Cont'd)

The table below sets out the carrying amounts as at 31 December, by maturity or re-pricing, whichever is earlier, of the financial instruments of the Group that are exposed to interest rate risk:

	Less than 1 year RMB'000	Between 1 and 5 years RMB'000	Total RMB'000
2016			
Financial assets			
Fixed rate			
Restricted bank balances and short term bank deposits	16,662	–	16,662
Floating rate			
Cash at bank	140,240	–	140,240
Financial liabilities			
Fixed rate			
Borrowings	149,563	23,749	173,312
2015			
Financial assets			
Fixed rate			
Restricted bank balances and short term bank deposits	4,027	–	4,027
Floating rate			
Cash at bank	14,728	–	14,728
Financial liabilities			
Fixed rate			
Borrowings	424,891	68,513	493,404

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

4. Financial risk management (Cont'd)

(a) Market risk (Cont'd)

(ii) Cash flow and fair value interest rate risks (Cont'd)

The Group is not exposed to changes in interest rates for fixed rate financial assets and financial liabilities, and the impact of the exposure to interest rate risk from financial assets at variable rate is not significant.

The Company does not have exposure to interest rate risk as it does not hold variable financial assets and liabilities.

(b) Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group conducts credit evaluations on customers and borrowers and establishes an allowance for doubtful accounts based on estimates, factors surrounding the credit risks of specific borrower and customer and any other relevant information.

The details of the Group's exposure to credit risk in relation to the Group's financial assets are described as follows:

(i) Cash and cash equivalents

Bank deposits are placed with banks with high credit-ratings.

(ii) Due from non-controlling shareholders of subsidiaries and associates

When loans are granted to related parties, advance assessment is being made by the management on the recoverability of the loans, and whenever possible, security is required.

(iii) Trade receivables

The Group has policies in place to ensure that sales are made to customers with an appropriate credit history. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by the management. Note 23 to the financial statements provides further disclosure on credit risk.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

4. Financial risk management (Cont'd)

(b) Credit risk (Cont'd)

As the Group and the Company do not hold any collateral, the maximum exposure to credit risk at the end of the reporting period is the carrying amount of each class of financial instruments presented on the statement of financial position, except as follows:

	Group	
	2016 RMB'000	2015 RMB'000
Financial guarantees		
Guarantees in respect of mortgage facilities for certain buyers	185,657	43,614

For properties that are still under construction, a subsidiary of the Company, Yichang Xinshougang Property Development Company Limited ("XSG"), provides guarantees to local government authority and certain financial institutions in connection with the buyers' borrowing of mortgage loans to finance their purchase of the properties for an amount up to 70% of the total purchase price of the property. If a buyer defaults on the payment of its mortgage during the term of the guarantee, the financial institutions holding the mortgage may demand XSG to repay the outstanding amount under the loan and any accrued interest thereon. Under such circumstances, XSG is able to retain the buyer's deposit and sell the property to recover any amounts paid by XSG to the financial institutions. Unless the selling price drops more than 30%, which is remote, XSG would not be in a loss position in selling those properties out. In this regard, the management considers that the credit risk is significantly reduced.

Details of the financial guarantees are disclosed in Note 33(a) to the financial statements.

(c) Liquidity risk

Prudent liquidity risk management includes maintaining sufficient funds to enable the Group and the Company to meet contractual and financial obligations and the availability of funding through credit facilities. At the end of the reporting period, assets held by the Group and the Company for maintaining liquidity risk included cash and cash equivalents as disclosed in Note 25 to the financial statements.

To manage liquidity risk, the Group and the Company monitors its net operating cash flow and maintains a level of cash and cash equivalents, deemed adequate by management for working capital purposes so as to mitigate the effectiveness of cash flows.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

4. Financial risk management (Cont'd)

(c) Liquidity risk (Cont'd)

The table below analyses the non-derivative financial liabilities of the Group and the Company into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying amounts as the impact of discounting is not significant.

	Less than 1 year	Between 1 and 5 years	Total
	RMB'000	RMB'000	RMB'000
Group			
2016			
Trade and other payables	319,134	–	319,134
Borrowings	149,563	23,749	173,312
Financial guarantees	185,657	–	185,657
	654,354	23,749	678,103
2015			
Trade and other payables	371,310	–	371,310
Borrowings	476,013	74,167	550,180
Financial guarantees	43,614	–	43,614
	890,937	74,167	965,104
Company			
2016			
Other payables	124,754	–	124,754
2015			
Other payables	129,329	–	129,329

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

4. Financial risk management (Cont'd)

(d) Capital risk

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern and to maximise the return to the shareholders through the optimisation of the debt and equity balance.

The Group sets the amount of capital in proportion to risk. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares, repurchase shares, raise new debts, redeem existing debts or sell assets to reduce debts.

Management monitors capital based on the return on shareholders' fund. The return on shareholders' fund was Nil (2015: Nil) for the current financial year ended 31 December 2016.

The return on shareholders' fund is calculated as net profit attributable to owners of the parent divided by shareholders' equity.

According to the Rule 723 of the Listing Manual of the SGX-ST, at least 10% of the Company's shares should be held in the hands of the public.

Apart from the above, the Group and the Company are not subject to any other externally imposed capital requirements.

(e) Fair value estimation

The fair value measurement hierarchy have been defined as follows:

(i) Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).

(ii) Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).

(iii) Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

See Note 12 for disclosure of the disposal group classified as held for sale and Note 16 for disclosure of the investment properties that are both measured at fair value. The carrying amount less impairment provision of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purpose is estimated based on quoted market price or dealer quotes for similar instruments by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments. The carrying amounts of current borrowings approximate their fair values.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

4. Financial risk management (Cont'd)

(f) Offsetting financial assets and financial liabilities

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

The following table presents the recognised financial instruments that are offset in the Company's statement of financial position as at 31 December 2016 and 31 December 2015.

	Gross amounts of recognised financial assets/ (liabilities)	Gross amounts of recognised financial liabilities/ (assets) set off in the statement of financial position	Net amounts of financial assets/ (liabilities) presented in the statement of financial position
	RMB'000	RMB'000	RMB'000
Company			
As at 31 December 2016			
Due from subsidiaries	893,652	(398,964)	494,688
Due to subsidiaries	(521,465)	398,964	(122,501)
As at 31 December 2015			
Due from subsidiaries	893,693	(389,145)	504,548
Due to subsidiaries	(516,247)	389,145	(127,102)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

4. Financial risk management (Cont'd)

(g) Financial instruments by category

The aggregate carrying amounts of the different categories of financial instruments are as follows:

	Group		Company	
	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
Assets as per statement of financial position				
Trade and other receivables[1]	79,349	79,274	494,745	504,602
Cash and cash equivalents	156,975	18,861	1	1
Loans and receivables	236,324	98,135	494,746	504,603
Liabilities as per statement of financial position				
Borrowings	173,312	493,404	–	–
Trade and other payables excluding non-financial liabilities[2]	319,134	371,310	124,754	129,329
Financial liabilities at amortised cost	492,446	864,714	124,754	129,329

(1) Excluding prepayments and advances

(2) Excluding receipts in advance and gross amount due to customers for construction contracts

5. Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

5. Critical accounting estimates and judgements (Cont'd)

(a) Impairment of trade and other receivables

The Group makes impairment loss for bad and doubtful debts (Note 23), including amount due from associates, based on assessments of the recoverability of trade and other receivables, including the current creditworthiness and the past collection history of each debtor. Impairments arise where events or changes in circumstances indicate that the balances may not be collectible. The identification of uncollectible debts requires the use of judgement and estimates. Where the actual result is different from the original estimate, such difference will impact the carrying amount of trade and other receivables and allowance for impairment charge in the period in which such estimate has been changed.

If the net realisable value had been lower by 10% from management's estimates for all past due but not impaired loans and receivables, the Group's allowance for impairment would have been higher by RMB953,000 (2015: RMB199,000).

The impairment of trade receivables and other receivables as at 31 December 2016 was approximately RMB4,988,000 and RMB92,740,000 (2015: RMB7,186,000 and RMB92,740,000) respectively.

(b) Estimated impairment of goodwill

Goodwill is tested for impairment annually and whenever there is indication that the goodwill may be impaired. The recoverable amount of goodwill and where applicable, cash-generating units ("CGUs"), have been based on value in use calculations. These calculations require the use of estimates (Note 17).

If the estimated growth rate used in the value in use calculation for this CGU had declined by 14.55% (2015: 27.42%), estimated pre-tax discount rate applied to the discounted cash flows for this CGU had raised by 20.14% (2015: 14.03%), the recoverable amount of the CGU would equal to the carrying amount.

(c) Construction contracts

The Group recognises contract revenue to the extent of contract costs incurred where it is probable those costs will be recoverable or based on percentage-of-completion method. The stage of completion is measured by reference to the contract costs incurred to date compared to the estimated total costs for the contract.

Significant judgement is required in determining the stage of completion, the extent of the contract cost incurred, the estimated total contract revenue and contract cost, as well as the recoverability of the contracts. Total contract revenue also includes an estimation of the recoverable variation works that are recoverable from the customers. In making these judgement, management evaluates by relying on past experience.

If the construction costs of uncompleted contracts to be incurred had been higher/lower by 10% from management's estimates, the Group's revenue and profit would have been lower/higher by approximately RMB1,201,000 and RMB1,271,000 (2015: RMB1,341,000 and RMB1,641,000) respectively.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

5. Critical accounting estimates and judgements (Cont'd)

(d) Impairment of investments in associates

At the end of the reporting period, the recoverable amounts of the Group's interests in its associates, Future Trillion Holdings Limited ("Future Trillion") and its subsidiary (the "Future Trillion Group") and LiuHe County YuKun Mining Co. Ltd. ("Liuhe"), are determined by reference to the exploration and evaluation expenditure ("EEE") capitalised by the associates.

The application of the Group's accounting policy for EEE requires judgement to determine whether future economic benefits are likely from either future exploitation or sale, or whether activities have not reached a stage that permits a reasonable assessment of the existence of reserves.

In addition to applying judgement to determine whether future economic benefits are likely to arise from the Group's EEE or whether activities have not reached a stage that permits a reasonable assessment of the existence of reserves, the Group has to apply a number of estimates and assumptions. The determination of a resource is itself an estimation process that involves varying degrees of uncertainty depending on how the resources are classified (i.e., measured, indicated or inferred). The estimates directly impact when the Group defers EEE. The deferral policy requires management to make certain estimates and assumptions about future events and circumstances, particularly, whether an economically viable extraction operation can be established. Any such estimates and assumptions may change as new information becomes available. If, after expenditure is capitalised, information becomes available suggesting that the recovery of expenditure is unlikely, the relevant capitalised amount is written off to the statement of comprehensive income in the period when the new information becomes available.

In determining whether there is an impairment of the exploration and evaluation assets in accordance with IFRS 6 "Exploration for and Evaluation of Mineral Resources", the management assessed whether any key impairment indicators which indicates that there is impairment on its exploration and evaluation assets including:

(i) The period for which the associates has the right to explore in the specific area has expired during the financial year or will expire in the near future, and is not expected to be renewed;

(ii) Substantive expenditure on further exploration for and evaluation of oil and gas and gold resources in the specific area is neither budgeted nor planned;

(iii) Exploration for and evaluation of oil and gas and gold resources in the specific area have not led to the discovery of commercially viable quantities of mineral resources and the associates have decided to discontinue such activities in the specific area; and

(iv) Sufficient data exist to indicate that, although a development in the specific area is likely to proceed, the carrying amount of the exploration and evaluation asset is unlikely to be recovered in full from successful development or by sale.

During the financial year ended 31 December 2015, the Group has fully impaired its investments in associates (Note 19) as well as an amount due from associates of RMB86,070,000 (Note 23(h)).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

5. Critical accounting estimates and judgements (Cont'd)

(d) Impairment of investments in associates (Cont'd)

An impairment loss recognised in prior periods for an asset shall be reversed if, and only if, there has been a change in the estimates used to determine its recoverable amount since the last impairment loss was recognised. Management considered various estimates and assumptions include the financial health, cash flow projection and future prospects of the respective associates, and in the view that no reversal required at the end of reporting period.

At the end of the reporting period, the net carrying amount of interests in respective associates, comprising the net of the equity investments in associates and other receivables are as follows:

	2016 RMB'000	2015 RMB'000
Interests in Future Trillion Group	24,617	24,617
Other receivables	76,102	76,102
	100,719	100,719
Interests in Liuhe	44,281	44,281
Other receivables	9,968	9,968
	54,249	54,249
Impairment loss	(154,968)	(154,968)
	–	–

(e) Valuation of construction in progress

Construction in progress is tested for impairment whenever there is any objective evidence or indication that these assets may be impaired. The recoverable amounts of these assets and, where applicable, cash-generating units ("CGU") have been determined based on fair value less costs of disposal calculations. These calculations require the use of judgement and estimates.

During the financial year, the Group has recognised impairment loss of approximately RMB3,768,000 (2015: RMB14,121,000) for the construction in progress. If the recoverable amount had been lower by 10% from management's estimate the Group would have recognised a further impairment loss on construction in progress of RMB377,000 (2015:1,412,000). Further details are provided in Note 14 to the financial statements.

The carrying amounts of property, plant and equipment are disclosed in Note 14 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

5. Critical accounting estimates and judgements (Cont'd)

(f) Estimation of net realisable value for development properties

The Group makes a write down of its development properties after taking into account the Group's recent experience and expectations of future selling prices, estimated cost to complete and estimated costs necessary to make the sale. Market conditions may, however change, which may affect the future selling prices on the remaining unsold residential units of the development properties and accordingly, the carrying amounts of development properties for sale may have to be further written down in future periods.

In view of slowdown in the property sales, management have write-down the development properties of approximately RMB58,332,000 (2015: RMB357,480,000) as at 31 December 2016. The carrying amount of the development properties held for sale was RMB250,554,000 (2015: RMB167,265,000) as at 31 December 2016.

If the net realisable value had been lower/higher by 10% from management's estimate, the development properties write-down would have been higher/lower by RMB5,833,000 (2015: RMB35,748,000).

6. Revenue

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Revenue from:		
- land development	–	3,735
- supply of gray water	30,585	31,120
- construction of water pipeline	61,742	62,335
- sale of development properties	153,673	18,504
- real estate management	879	678
	246,879	116,372

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

7(a). Other income - net

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Compensation income from breach of contract	2,201	–
Consultation income	2,612	–
Interest income from:		
- banks	385	1,636
- loans to non-related parties	–	13,061
- loans to associates	–	5,150
Rental income from investment properties, net (Note 16)	1,580	1,248
Other	434	785
	7,212	21,880

7(b). Other gains/(losses) - net

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Currency translation (losses)/gains, net	(148)	797
Fair value losses on investment properties	–	(1,000)
Gain on disposals of property, plant and equipment	5	–
Gain/(loss) on disposal of subsidiaries (Note 25)	130,056	(2,930)
	129,913	(3,133)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

8. Finance expenses

	Group	
	2016 RMB'000	2015 RMB'000
Interest expense on:		
- bank borrowings	7,846	12,411
- loans from non-related parties	48,413	64,234
- loan from a related party (Note 30(a))	6,749	1,310
- penalty for breach of contract	–	2,470
Currency translation loss	–	2,967
	63,008	83,392
Amount capitalised in development properties (Note 21(iv))	(35,071)	(30,315)
	27,937	53,077

9. Employee benefit expense

	Group	
	2016 RMB'000	2015 RMB'000
Salaries, allowances and bonuses	15,540	17,303
Pension costs of defined contribution plans	4,370	4,935
Employee share option expense (Note 29(b))	335	2,405
Other staff welfare	40	43
	20,285	24,686

Employee benefit expense of RMB2,676,000 (2015: RMB3,154,000) was capitalised as cost of development properties.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

10. Profit/(loss) before income tax

The Group's profit/(loss) before income tax is arrived at after charging the following:

	Group	
	2016 RMB'000	2015 RMB'000
Included in cost of sales and services provided:		
Cost of inventories consumed	8,366	8,356
Cost of property development activities	180,516	28,866
Depreciation of property, plant and equipment	5,764	5,520
Development properties write-down (Note 21)	58,332	357,480
Reversal of development properties write down (Note 21(ii))	(50,003)	(8,281)
Employee benefit expense	1,845	1,654
Utility costs	1,629	1,911
Water pipeline installation and construction costs	11,408	12,781
Included in selling and marketing expenses:		
Depreciation of property, plant and equipment	173	214
Employee benefit expense	439	426
Included in administrative and other operating expenses:		
Advertising costs	7,400	3,854
Fees on audit services paid/payable to:		
- auditor of the Company	864	823
- other auditors	92	77
Fees on non-audit services paid/payable to:*		
- other auditors	168	160
Depreciation of property, plant and equipment	2,846	2,893
Impairment loss of property, plant and equipment (Note 14)	3,768	14,121
Employee benefit expense	15,325	19,452
Impairment loss (reversed)/provided for		
- trade receivables (Note 23(a))	(2,198)	–
- amount due from associates (Note 23(h))	–	86,070
- investments in associates (Note 19)	–	68,898
Legal and professional fees	1,814	4,050
Guarantee in respect of mortgage facilities (Note 33(a))		
- loss incurred	4,760	3,943
- reversal of previously recognised loss	(5,266)	–
Marketing agent fees	3,878	1,043
Operating lease rental payments	471	1,062
Penalty on breach of contract	–	283
Travelling costs	1,106	1,432
Utility costs	1,377	1,155

* No non-audit services fees paid/payable to independent auditor of the Company during the current and prior financial years.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

11. Income tax expense/(credit)

Tax expense/(credit) attributable to profit/(loss) is made up of:

	Group	
	2016	2015
	RMB'000	RMB'000
From continuing operations		
Profit/(loss) for the financial year		
Current income tax – PRC enterprise income tax	19,867	13,305
Deferred income tax	3,814	(92,934)
	23,681	(79,629)
Under/(over) provision in prior financial years		
Current income tax – PRC enterprise income tax	263	332
Deferred income tax	–	(995)
Total income tax expense/(credit) attributable to continuing operations	23,944	(80,292)

Pursuant to relevant laws and regulations in PRC, subsidiaries in PRC are required to pay PRC enterprise income tax at a standard rate of 25% (2015: 25%).

No provision for income tax of Hong Kong entities since there is no assessable profit for the current and prior financial years.

Tax charges on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries, in which the Group operates, based on existing legislation, interpretation and practices in respect thereof.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

11. Income tax expense/(credit) (Cont'd)

The tax on the Group's profit/(loss) before income tax differs from the theoretical amount that would arise using the tax rate of the principal place of operation of the Group as follows:

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Profit/(loss) before income tax from		
- continuing operations	83,242	(583,930)
- discontinued operations	–	(660)
	83,242	(584,590)
Share of losses of associates net of tax	–	32,422
Profit/(loss) before tax and share of losses of associates	83,242	(552,168)
Tax calculated at PRC income tax rate of 25% (2015: 25%)	20,810	(138,042)
Tax effects of:		
- Income not subject to tax	(4,379)	(1,811)
- Expenses not deductible for tax purposes	4,789	50,865
- Under provision of tax in prior years	263	332
- Tax losses for which no deferred income tax asset was recognised	2,700	8,367
- Other	(239)	(3)
Income tax expense/(credit)	23,944	(80,292)

Deferred income tax assets are recognised for tax losses carried forward to the extent that realisation of the related tax benefits through future taxable profits is probable. The Group has unrecognised tax losses of approximately RMB63,932,000 (2015: RMB53,132,000) at the end of the reporting period which can be carried forward and used to offset against future taxable income subject to meeting certain statutory requirements by those companies with unrecognised tax losses in their respective countries of incorporation. The tax losses can be carried forward up to a period of 5 years.

12. Discontinued operations and disposal group classified as held for sale

CCI Andi Bridges Co., Ltd ("Zuowei"), a 60% equity-owned subsidiary of the Group has been granted a 25 years of concession rights on toll collection on 25 December 1998. The Group is only entitled to 55% of the profit or loss due to a profit sharing agreement with the non-controlling shareholder.

On 2 January 2013, the Company announced that Zuowei has been notified by Hebei Provincial Government to cease its toll charging operations effective from 31 December 2012.

As such, the assets and liabilities related to Zuowei, except for the property, plant and equipment, which are not associated with the toll charging operations, are classified as disposal group classified as held for sale in the statement of financial position, and the entire results from Zuowei are presented separately on the statement of comprehensive income as "Discontinued operations".

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

12. Discontinued operations and disposal group classified as held for sale (Cont'd)

On 10 November 2015, the Company disposed of Zuowei together with its immediate holding corporation, Hebei Bridges Investments Limited ("HBIL"), for a cash consideration of RMB1,000 (See Note 25(i)).

The financial performance and cash flow information presented are for the 11 months ended 10 November 2015.

(a) The results of discontinued operations and the re-measurement of the disposal group are as follows:

	Group 2015 RMB'000
Other operating expenses	(660)
Loss before and after income tax from discontinued operations	(660)
Loss for the financial year from discontinued operations	(660)
Total comprehensive loss attributable to equity shareholders	(363)

(b) The impact of the discontinued operations on the cash flows of the Group is as follows:

	Group 2015 RMB'000
Operating cash outflows	(38)
Total cash outflows	(38)

12. Discontinued operations and disposal group classified as held for sale (Cont'd)

(c) The carrying amounts of assets and liabilities as at the date of disposal (11 November 2015) were:

	Group 2015 RMB'000
Intangible asset[1]	8,368
Prepayments, deposits and other receivables	7
Cash and bank balances (Note 25(i))	390
Total assets	8,765
Other payables and accruals	787
Total liabilities	787
Net assets	7,978

(1) Pursuant to the service concession arrangement signed with local government, the Group was allowed to operate and generate toll income from Zuowei bridge and its ancillary facilities for a period of 25 years from the date of commencement of its operation in February 1999. Upon expiration of the concession period, the Zuowei bridge and its ancillary facilities shall be transferred to the local government without compensation.

13. Earnings/(loss) per share

Basic

Basic loss per share is calculated by dividing the profit/(loss) for the financial year attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the financial year.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

13. Earnings/(loss) per share (Cont'd)

Diluted

Diluted earnings/(loss) per share is calculated by dividing the earnings/(loss) attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding and to assume the deemed exercise of the share options outstanding during the financial year have been issued at no consideration.

The share options of 2,700,000 (2015: 3,850,000) are anti-dilutive as the exercise price of the share options was higher than the average market price of the Company's ordinary shares during the financial years ended 31 December 2016 and 31 December 2015.

The calculation of basic and diluted earnings/(loss) per share is as follows:

	2016	2015
Earnings/(loss) attributable to equity holders of the Company (RMB'000)		
- continuing operations	64,182	(384,636)
- discontinued operations	–	(363)
	64,182	(384,999)
Weighted average number of ordinary shares in issue ('000)	51,230	51,230
Basic and diluted earnings/(loss) per share (RMB (Fen))		
- continuing operations	125.28	(750.80)
- discontinued operations	–	(0.71)
	125.28	(751.51)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

14. Property, plant and equipment

	Leasehold land and buildings	Water plant and its ancillary facilities	Plant and machinery	Office equipment	Motor vehicles	Construction in progress	Total
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Group							
2016							
Cost							
Beginning of financial year	32,663	101,079	209	2,684	10,973	165,690	313,298
Transfer	–	10,328	–	–	–	(10,328)	–
Additions	–	–	24	190	285	10,527	11,026
Disposals	–	–	–	–	(322)	–	(322)
Disposals of subsidiaries (Note 25(ii))	–	–	–	(118)	(255)	–	(373)
End of financial year	32,663	111,407	233	2,756	10,681	165,889	323,629
Accumulated depreciation and impairment losses							
Beginning of financial year	8,315	22,263	152	1,809	7,882	14,121	54,542
Depreciation charge	1,718	5,739	25	436	1,719	–	9,637
Disposals	–	–	–	–	(304)	–	(304)
Disposals of subsidiaries (Note 25(ii))	–	–	–	(52)	(265)	–	(317)
Impairment loss (Note 10)	–	–	–	–	–	3,768	3,768
End of financial year	10,033	28,002	177	2,193	9,032	17,889	67,326
Net book value							
End of financial year	22,630	83,405	56	563	1,649	148,000	256,303

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

14. Property, plant and equipment (Cont'd)

	Leasehold land and buildings RMB'000	Water plant and its ancillary facilities RMB'000	Plant and machinery RMB'000	Office equipment RMB'000	Motor vehicles RMB'000	Construction in progress RMB'000	Total RMB'000
Group							
2015							
Cost							
Beginning of financial year	37,073	96,034	265	3,796	11,333	156,454	304,955
Transfer	–	5,045	–	–	–	(5,045)	–
Additions	–	–	–	153	586	14,281	15,020
Disposals of subsidiaries (Note 25(i))	(4,410)	–	(56)	(1,265)	(946)	–	(6,677)
End of financial year	32,663	101,079	209	2,684	10,973	165,690	313,298
Accumulated depreciation and impairment loss							
Beginning of financial year	10,003	16,765	183	2,539	6,945	–	36,435
Depreciation charge	1,717	5,498	25	513	1,808	–	9,561
Disposals of subsidiaries (Note 25(i))	(3,405)		(56)	(1,243)	(871)	–	(5,575)
Impairment loss (Note 10)	–	–	–	–	–	14,121	14,121
End of financial year	8,315	22,263	152	1,809	7,882	14,121	54,542
Net book value							
End of financial year	24,348	78,816	57	875	3,091	151,569	258,756

(i) Depreciation charge of RMB854,000 (2015: RMB934,000) has been capitalised as cost of development properties.

(ii) The Group's leasehold land and buildings are located in PRC.

(iii) In March 2006, CIHL (Tianjin) Water Development Company Limited ("Water Development") obtained approval from the local government agency, to authorise the use of the parcel of land directly associated with water plant and its ancillary facilities for the purpose of supplying gray water for a period of 50 years. As at 31 December 2016, the legal title for the use of the above-mentioned parcel of land has not transferred to Water Development. Notwithstanding the fact that the Group has not obtained the relevant legal title of the land use rights, management considers that the Group obtained the right to use through contractual arrangement with the local government agency.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

14. Property, plant and equipment (Cont'd)

(iv) Construction in progress as at 31 December 2016 represents construction of convention centre by XSG. While construction in progress as at 31 December 2015 represents construction of ancillary facilities of water supply services by Water Development and convention centre by XSG respectively.

The carrying amount of construction in progress of a convention centre was written down to its recoverable amount of RMB148,000,000 (2015: RMB148,000,000), which was determined by reference to the building's fair value less costs of disposal.

The valuation is performed by Roma Appraisals Limited, an independent valuer with a recognised and relevant professional qualification. They have recent experience in the location and category of the building being valued.

The convention centre is under reportable segment of property development. The fair value is within Level 3 of the fair value hierarchy.

Level 3 fair values of the convention centre have been generally derived using the fair value less costs of disposal net of the estimated cost to complete and relevant margin as well as discount rate. The discount rate used is based on China's bank prime lending rate in respective financial year. Selling price is derived by making reference to sales evidence as available in the market. Sales prices of comparable properties in close proximity are adjusted for differences in key attributes such as property size.

The impairment loss of RMB3,768,000 (2015:14,121,000) is included in administrative expenses in the statement of comprehensive income.

The following table shows the Groups valuation technique used in measuring the fair value of convention centre and the key unobservable inputs used:

Valuation technique	Key unobservable inputs
Direct comparison method	- Comparable price of RMB4,640 (2015: RMB4,640) per square meter (psm) - Estimated cost to complete RMB3,632 (2015: RMB3,490) psm

(v) Collaterised borrowing is secured on the Group's land and buildings and ancillary facilities of the water supply services with carrying amounts of RMB13,870,000 and RMB41,146,000 (2015: RMB14,903,000 and RMB41,953,000) respectively (Note 26(a)).

15. Intangible assets – computer software

	Group	
	2016 RMB'000	2015 RMB'000
Cost and net of book value		
Beginning and end of financial year	122	122

Intangible assets of the Group represents computer software.

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16. Investment properties

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Beginning of financial year	32,100	33,100
Fair value loss recognised in profit or loss	–	(1,000)
End of financial year	32,100	32,100

The Group's investment properties are located in Beijing, PRC and are held as office building to generate rental income.

Investment properties are leased to a non-related party under operating leases (Note 35(b)).

Investment properties are mortgaged to secure collaterised borrowing (Note 26(a)).

Amounts are recognised in profit or loss for investment properties:

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Rental income (Note 7(a))	1,580	1,248
Direct operating expenses (including repairs and maintenance)	244	290

At the end of the reporting period, the details of the Group's investment properties are as follows:

Location	**Description**	**Existing use**	**Tenure**	**Unexpired term of lease**
Webok-times Center, No.17 Zhongguancun South Main Street, Haidian District, Beijing, PRC	5 office units at level 21 of a 23-storey office building	Office	Leasehold	55 years

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16. Investment properties (Cont'd)

Fair value hierarchy

	Fair value measurement using		
	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs (Level 3)
	RMB'000	RMB'000	RMB'000
Recurring fair value measurements			
Investment properties:			
31 December 2016			
- Office buildings - PRC	–	32,100	–
31 December 2015			
- Office buildings - PRC	–	32,100	–

Valuation techniques used to derive Level 2 fair values

Level 2 fair values of the Group's properties have been generally derived using the market value approach, by making reference to sales evidence as available in the market. Sales prices of comparable properties in close proximity are adjusted for differences in key attributes such as property size. The most significant input in this valuation approach is the selling price per square metre.

Investment properties are carried at fair value which has been determined based on valuations performed at the end of the reporting period. The valuations are based on the properties' highest-and-best-use, performed by Roma Appraisals Limited, an independent valuer with a recognised and relevant professional qualification. They have recent experience in the location and category of the properties being valued.

There were no changes in valuation technique during the financial year.

17. Goodwill arising on consolidation

	Group	
	2016	2015
	RMB'000	RMB'000
Cost and carrying amount		
Beginning and end of financial year	20,303	20,303

NOTES TO THE FINANCIAL STATEMENTS

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17. Goodwill arising on consolidation (Cont'd)

Goodwill arising from business combination is allocated to water supply service cash-generating unit ("CGU") comprising CIHL (Tianjin) Water Development Co., Limited ("Water Development") in PRC at acquisition. This CGU is expected to benefit from that business combination.

The recoverable amount of the CGU was determined based on fair value less costs of disposal calculations. The fair value is within level 3 of the fair value hierarchy.

Key assumptions used for fair value less costs of disposal

	Group	
	2016	2015
	%	%
Gross margin[1]	49-68	54-69
Revenue growth rate[2]		
- Water supply income	15	33
Discount rate[3]	18	20

(1) Budgeted gross margin

(2) Revenue growth rate used for extrapolation of future revenue

(3) Pre-tax discount rate applied to the pre-tax cash flows projections

In assessing whether an impairment is required, the carrying amount of the CGU is compared with its recoverable amount. The recoverable amount is the higher of the CGU's fair value less cost of disposal and value in use. Given the nature of the CGU's activities, information on the fair value of the CGU is usually difficult to obtain unless negotiations with potential purchasers or similar transactions are taking place. Consequently, the fair value less costs of disposal is determined based on the net present value of the future estimated cash flows expected to be generated from the continued use of the CGU (based on the most recent plans), including any expansion projects, and its eventual disposal, using assumptions a market participant may take into account. These cash flows were discounted using a pre-tax discount rate that reflected current market assessments of the time value of money and the risks specific to the CGU.

The key assumptions for the fair value less costs of disposal calculations are those regarding the discount rate, growth rate, budgeted gross margin and revenue during the period. The management estimates discount rate using pre-tax rates that reflect current market assessments of the time value of money and the risks specific to the CGU. The growth rate is based on long-term average economic growth rate of the geographical area in which the businesses of the CGU operate. Budgeted gross margin and revenue are based on past performance and expectations on market development.

The finance team prepares cash flow forecasts derived from the most recent financial budgets approved by the management covering a ten-year period with a growth rate of 15% (2015: 33%). Discount rate of approximately 18% (2015: 20%) was used for the cash flow forecasts as at 31 December 2016.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

17. Goodwill arising on consolidation (Cont'd)

Management is of the opinion that a ten-year period is appropriate as the rights to use the parcel of land associated with water plant and its ancillary facilities for supplying of gray water are more than ten years and the nature of the business of this CGU is considered fairly stable.

If the estimated growth rate used in the value in use calculation for this CGU had declined by 14.55% (2015: 27.42%), estimated pre-tax discount rate applied to the discounted cash flows for this CGU had raised by 20.14% (2015: 14.03%), the recoverable amount of the CGU would equal to the carrying amount.

18. Investments in subsidiaries

	Company	
	2016	**2015**
	RMB'000	**RMB'000**
Unlisted investments, at cost		
Beginning of financial year	240,011	264,011
Disposal	–	(24,000)
End of financial year	240,011	240,011
Less: Impairment losses	(44,011)	(44,011)
	196,000	196,000

Movement in allowance for impairment of investment in subsidiaries:

	Company	
	2016	**2015**
	RMB'000	**RMB'000**
Beginning and end of financial year	44,011	44,011

An allowance for impairment loss was made in respect of the Company's investment in certain loss making subsidiaries to the recoverable amounts, taking into consideration the financial conditions of the subsidiaries.

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18. Investments in subsidiaries (Cont'd)

The Group's principal subsidiaries at 31 December 2016 and 2015 are set out below. Unless otherwise stated, they have share capital consisting solely of ordinary shares that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group. The country of incorporation or registration is also their principal place of business.

	Name of companies	Principal activities	Place of business/ incorporation	Issued and paid-up capital	Ownership interest held by parent*		Ownership interest held by the Group		Ownership interest held by non-controlling interests	
					2016	2015	2016	2015	2016	2015
					%	%	%	%	%	%
Held by the Company										
(a)(b)	Tianjin Bridges Investments Limited ("TBIL")	Investment holding	Samoa	US$28,915,663	100	100	100	100	–	–
(a)(c)	China Infrastructure Management (Hong Kong) Limited ("CIMHK")	Provision of management services to the Group	Hong Kong	HK$10,000	100	100	100	100	–	–
(b)	China (Tianjin) Water Resources Limited ("CTWRL")	Investment holding	Samoa	US$1	100	100	100	100	–	–
(a)(b)	CIHL Development Limited ("CHIL Dev")	Investment holding	Samoa	US$1	100	100	100	100	–	–
Held by TBIL										
(a)(d)	CIH Haimen (Tianjin) Enterprise Limited ("Haimen")	Dormant	PRC	RMB48,000,000	–	–	75	75	25	25

NOTES TO THE FINANCIAL STATEMENTS
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18. Investment in subsidiaries (Cont'd)

	Name of companies	Principal activities	Place of incorporation/ establishment	Issued and paid-up capital	Proportion of ordinary shares directly held by parent*		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling interests	
					2016	2015	2016	2015	2016	2015
					%	%	%	%	%	%
Held by CTWRL										
(a)(e)	CIHL (Tianjin) Water Development Co., Ltd. ("Water Development")	Construction of water pipeline and supply of gray water	PRC	RMB60,000,000	–	–	60	60	40	40
Held by CHIL Dev										
(a)(f)	CIHL (Tianjin) City Development Limited ("XZCID")	Investment holding and property investment	PRC	RMB50,000,000	–	–	100	100	–	–
Held by XZCID										
(a)(g)	Beijing Kaiyuanwanjia Management Consulting Limited ("KYWJ")	Investment holding	PRC	RMB4,444,445	–	–	55	55	45	45
(a)(h) (m)	Tianjin CIHL Xinzhong Real Estate Development Co., Limited. ("XZPD")	Property development	PRC	RMB30,000,000	–	–	–	100	–	–
(a)(b) (n)	Pinnacle China Ltd ("PCL")	Investment holding	British Virgin Islands	US$1	–	–	100	100	–	–
(a)(i)	Beijing Shiji Longquan Real Estate Development Co., Limited ("SJLQ")	Provision of engineering and land leveling service for preliminary land development projects	PRC	RMB10,000,000	–	–	100	100	–	–

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

18. Investment in subsidiaries (Cont'd)

Name of companies	Principal activities	Place of incorporation/ establishment	Issued and paid-up capital	Proportion of ordinary shares directly held by parent*		Proportion of ordinary shares held by the Group		Proportion of ordinary shares held by non-controlling interests	
				2016	2015	2016	2015	2016	2015
				%	%	%	%	%	%
Held by KYWJ									
(a)(j)(k) Yichang Xinshougang Property Development Company Limited ("XSG")	Property development and asset management	PRC	RMB120,000,000	–	–	55	55	45	45
Held by XSG									
(b)(l) Yichang Zhong Xiang Property Management Company Limited ("ZX")	Real estate management	PRC	RMB500,000	–	–	55	55	45	45
(b) Yichang Jiaye Hotel Management Co., Limited	Dormant	PRC	RMB1,000,000	–	–	55	55	45	45
(b) Yichang Xiecheng Exhibition Services Co., Limited	Dormant	PRC	RMB1,000,000	–	–	55	55	45	45

* *Parent is referring to the Company*

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18. Investments in subsidiaries (Cont'd)

(a) Audited by Shanghai Nexia TS Certified Public Accountants, PRC, for consolidation purposes.

(b) Not required to be audited under the laws of country of incorporation.

(c) Not required to be audited under the laws of country of incorporation. However, the Group has appointed Andrew K.C. Lai & Company, Hong Kong as auditor of CIMHK.

(d) Audited by CHW CPA Limited Liability Partnership, PRC.

(e) Audited by BDO Zhonglian Mindu Shu Lun Pan Certified Public Accountants Co., Ltd., PRC.

(f) Audited by Beijing Zhong Sheng Jia Hua Certified Public Accountants Co., Ltd., PRC. XZCID operates a branch office 天津新中城市實業發展有限公司北京工程管理分公司 ("XZCID Beijing Branch") with statutory registration in Beijing, PRC.

(g) Audited by Beijing XingHua Certified Public Accountants, PRC.

(h) Audited by Tianjin ChengTai Certified Public Accountants Co. Ltd., PRC.

(i) Audited by Beijing ZhongYanTong Certified Public Accountant Co., Ltd., PRC.

(j) Audited by Hubei HuaShen Certified Public Accountants Co., Ltd., PRC.

(k) On 30 June 2015, XSG acquired the remaining 30% equity interest of ZX from existing non-controlling shareholder for a purchase consideration of RMB150,000, thereby making it a wholly-owned subsidiary.

(l) The ordinary shares of XSG have been pledged to a financial institution as a security for short-term borrowings of the Group (Note 26(b)).

(m) Disposed of during the financial year.

(n) Shareholding transferred from the Company to CIMHK at the end of 31 December 2015. On 31 January 2016, the shareholding was further transferred from CIMHK to XZCID.

In accordance to Rule 716 of The Singapore Exchange Securities Trading Limited - Listing Rules, the Audit Committee and Board of Directors of the Company confirmed that they are satisfied that the appointment of different auditors for its subsidiaries and associates would not compromise the standard and effectiveness of the audit of the consolidated financial statements.

Carrying amount of non-controlling interests

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
KYWJ and its subsidiaries ("KYWJ Group")	85,819	107,898
Water Development	98,758	81,161
Other subsidiaries with non-controlling interests	17,736	18,138
	202,313	207,197

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

18. Investments in subsidiaries (Cont'd)

Summarised financial information of subsidiaries with material non-controlling interests

Set out below is the summarised financial information for each subsidiary that has non-controlling interests that are material to the Group. The amounts disclosed for each subsidiary are before inter-company eliminations.

Summarised statement of financial position

	Water Development		KYWJ Group	
	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
As at 31 December				
Current				
Assets	312,850	282,606	942,793	875,185
Liabilities	(135,023)	(103,487)	(857,322)	(732,598)
Total current net assets	177,827	179,119	85,471	142,587
Non-current				
Assets	92,824	92,305	156,100	157,666
Liabilities	(23,748)	(68,513)	(51,358)	(60,975)
Total non-current net assets	69,076	23,792	104,742	96,691
Net assets	246,903	202,911	190,213	239,278
Accumulated NCI	98,758	81,161	85,819	107,898

Summarised statement of comprehensive income

	Water Development		KYWJ Group	
	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
Revenue	92,327	93,455	155,878	19,182
Profit/(loss) before income tax	58,757	57,587	(60,065)	(395,492)
Income tax (expense)/credit	(14,764)	(14,254)	11,000	93,633
Profit/(loss) for the financial year	43,992	43,333	(49,065)	(301,859)
Profit/(loss) for the financial year allocated to non-controlling interests	17,597	17,334	(22,079)	(135,875)

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FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

18. Investments in subsidiaries (Cont'd)

Summarised cash flows

	Water Development		KYWJ Group	
	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
Cash flows from operating activities				
Cash generated from/(used in) operations	67,490	83,425	13,493	(78,271)
PRC income tax paid	(12,429)	(8,589)	(6,195)	(1,364)
Net cash generated from/(used in) operating activities	55,061	74,836	7,298	(79,635)
Net cash generated from/(used in) investing activities	16,033	(35,765)	(12,574)	(8,374)
Net cash (used in)/provided by financing activities	(41,356)	(38,207)	12,744	83,800
Net increase/(decrease) in cash and cash equivalents	29,738	864	7,468	(4,209)
Cash and cash equivalents				
Beginning of financial year	11,266	10,402	147	4,356
End of financial year	41,004	11,266	7,615	147

Transactions with non-controlling interests

On 30 June 2015, the Group acquired the remaining 30% of the issued shares of ZX for RMB150,000. Immediately prior to the purchase, the carrying amount of the existing 30% non-controlling interests in ZX was a deficit of RMB346,000. The Group recognised an increase in non-controlling interests of RMB346,000 and a decrease in equity attributable to owners of the parent of RMB496,000. The effect on the equity attributable to the owners of the parent during the financial year is summarised as follows:

	Group 2015 RMB'000
Carrying amount of non-controlling interests acquired	(346)
Consideration paid to non-controlling interests	(150)
Deficit of consideration paid recognised in the transactions with non-controlling interests reserve within equity	(496)

There was no transaction with non-controlling interests for the financial year ended 31 December 2016.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates

	Group		
	Future Trillion Group RMB'000	Liuhe RMB'000	Total RMB'000
2016			
Equity investment at cost			
Beginning and end of financial year	24,617	44,281	68,898
Impairment loss on investments in associates			
Beginning and end of the financial year	(24,617)	(44,281)	(68,898)
Net carrying amount			
End of financial year	–	–	–
2015			
Equity investment at cost			
Beginning of financial year	54,163	45,440	99,603
Share of losses for the financial year	(31,263)	(1,159)	(32,422)
Other comprehensive income	1,717	–	1,717
End of financial year	24,617	44,281	68,898
Impairment loss on investments in associates			
Beginning of the financial year	–	–	–
Impairment loss	(24,617)	(44,281)	(68,898)
End of financial year	(24,617)	(44,281)	(68,898)
Net carrying amount			
End of financial year	–	–	–

There are no contingent liabilities relating to the Group's interest in the associates.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates (Cont'd)

(i) Investment in Future Trillion Group

Set out below are the associates of the Group as at 31 December 2016 and 2015. The entities listed below have share capital consisting solely of ordinary shares, which are held directly by the Group. The country of incorporation or registration is also their principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held.

Name of companies		Principal activities	Place of business/ country of incorporation	Issued and paid up capital	Equity holding 2016	Equity holding 2015
					%	%
(a)(b)	Future Trillion Holdings Limited ("FT")	Investment holding	British Virgin Islands	US$3,055	34.53	34.53
Held by FT						
(a)(c)	MKS Limited ("MKS")	Provision for oil and gas exploration	Independent State of Papua New Guinea	Kina7,257,000	28.35	28.35

(a) Reviewed by Nexia TS Public Accounting Corporation, Singapore, for consolidation purposes.

(b) Not required to be audited under the laws of country of incorporation.

(c) Audited by A & A Registered Public Accountant, Papua New Guinea.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates (Cont'd)

(i) Investment in Future Trillion Group (Cont'd)

The tables below provide summarised financial information for Future Trillion Group. The information disclosed reflects the amounts presented in the financial statements of the associates and not the Group's share of those amounts. They have been amended to reflect adjustments made by the entity when using the equity method, including fair value adjustments and modifications for differences in accounting policy.

Summarised statement of financial position

	2016 RMB'000	2015 RMB'000
As at 31 December		
Current		
Cash and cash equivalents	221	355
Other current assets	56	54
Total current assets	277	409
Total current liabilities	66,935	60,210
Non-current		
Assets	17	16
Net liabilities	(66,641)	(59,785)
Less: Non-controlling interests	14,067	12,699
Net liabilities	(52,574)	(47,086)
Reconciliation to carrying amounts		
Opening net liabilities at 1 January	(59,785)	43,201
Loss for the financial year	(5,341)	(109,404)
Other comprehensive (loss)/income	(1,515)	6,418
Closing net liabilities	(66,641)	(59,785)
Less: Non-controlling interests	14,067	12,699
Closing net liabilities	(52,574)	(47,086)
Group's share in %	34.53%	34.53%
Group's share	–	(16,259)
Goodwill	–	40,876
Impairment loss on investments in associates	–	(24,617)
Carrying amount	–	–

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates (Cont'd)

(i) Investment in Future Trillion Group (Cont'd)

Summarised statement of comprehensive income

	2016 RMB'000	2015 RMB'000
For the financial year ended 31 December		
Interest expense	(5,341)	(4,053)
Loss for the financial year	(5,341)	(109,404)
Other comprehensive (loss)/income	(1,515)	6,418
Total comprehensive loss	(6,856)	(102,986)
Loss for the financial year allocated to non-controlling interests	(957)	(18,867)
Share of loss of associate	–	(31,263)

Future Trillion Group obtained an exploration right license of an oil and gas exploration project in June 2008. The exploration right license was expired in June 2014 and the first extension license was granted on 22 December 2014 for a period of 5 years. Details of the exploration right license are as follows:

Name of license	Location	Area of license	Expiration date
Petroleum Prospecting License (License number: 294)	Independent State of Papua New Guinea	Approximately 2,600 km2	March 2020

Future Trillion Group undertook several exploration tasks during the last financial year ended 31 December 2014. Based on integration of the new surface geology data, the re-processing and re-interpretation of seismic data, and the construction of 3D subsurface structure models, a re-evaluation of the entire license area provides a more prospective view for the license and a more confident interpretation model for Tumuli structure. As a result, the Tumuli structure is considered to be more reliable, the level of geological risk has been reduced and a number of new structures are identified for future exploration to increase the resources in the area covered by the license.

The project is still in exploration stage, the future prospect of the Group's investment in Future Trillion Group is largely dependent on the discovery of the existence of economic viable resources of the oil and gas exploration project. Further exploration will be needed to ensure the Tumuli structure contains economically viable resources by drilling and to improve the geological maturity of new identified structures by geological survey and seismic acquisition.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates (Cont'd)

(i) Investment in Future Trillion Group (Cont'd)

During the financial year ended 31 December 2015, MKS expensed off approximately RMB104,970,000 of exploration and evaluation expenditure. The board of directors of MKS assessed that it is not commercially viable to continue exploration, after taking into consideration depressed oil and gas prices, the inability of MKS to obtain additional funds and the difficulty in meeting the conditions as set out in exploration license, which is expected to expire in 2020.

As a result, the Group has shared the losses from Future Trillion Group of RMB31,263,000, made an impairment loss of RMB24,617,000 on the remaining carrying amount of Future Trillion Group, and made an allowance for impairment of the amount due from Future Trillion Group of RMB76,102,000 (Note 23(h)) during the financial year ended 31 December 2015.

During the financial year ended 31 December 2016, management considered various estimates and assumptions include the financial health, cash flow projection and future prospects of the investment and in view that no change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. Therefore, no reversal of impairment loss required at the end of reporting period.

The Group has not recognised its share of losses from Future Trillion Group of RMB1,514,000 for the financial year ended 31 December 2016 as the Group's cumulative share of losses exceed its interest in that entity and the Group has no obligation in respect of those accumulated losses of RMB4,385,000 at the reporting date.

(ii) Investment in Liuhe

Set out below are the associate of the Group as at 31 December 2016 and 2015. The entity listed below has share capital consisting solely of ordinary shares, which are held directly by the Group. The country of incorporation or registration is also their principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held.

Name of companies		Principal activities	Place of business/ country of incorporation	Issued and paid up capital	Equity holding 2016	Equity holding 2015
					%	%
(a)(b)	LiuHe County YuKun Mining Co. Ltd. ("Liuhe") ("柳河县钰坤矿业有限公司")	Gold exploration and production	PRC	83,356	20.054	20.054

(a) Audited by Shanghai Nexia TS Certified Public Accountants, PRC, for Group consolidation purposes.

(b) Not required to be audited under the laws of country of incorporation.

The associate, Liuhe, pledged its ordinary shares of RMB64,000,000 to a bank as security for bank borrowings since the financial year ended 31 December 2013.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates (Cont'd)

(ii) Investment in Liuhe (Cont'd)

The tables below provide summarised financial information for Liuhe. The information disclosed reflects the amounts presented in the financial statements of the associate and not the Group's share of those amounts. They have been amended to reflect adjustments made by the entity when using the equity method, including fair value adjustments and modifications for differences in accounting policy.

Summarised statement of financial position

	2016 RMB'000	2015 RMB'000
As at 31 December		
Current		
Cash and cash equivalents	213	43
Other current assets (excluding cash)	16,221	5,694
Total current assets	16,434	5,737
Total current liabilities	155,090	138,659
Non-current		
Assets	296,242	301,796
Financial liabilities	3,000	11,000
Other liabilities	22,000	22,000
Total non-current liabilities	25,000	33,000
Net assets	132,586	135,874
Reconciliation to carrying amounts:		
Opening net assets at 1 January	135,874	141,656
Loss for the financial year	(3,288)	(5,782)
Closing net assets	132,586	135,874
Group's share in %	20.054%	20.054%
Group's share	–	27,237
Goodwill	–	17,044
Impairment loss on investment in associate	–	(44,281)
Carrying amount	–	–

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates (Cont'd)

(ii) Investment in Liuhe (Cont'd)

Summarised statement of comprehensive income

	2016 RMB'000	2015 RMB'000
For the financial year ended 31 December		
Revenue	9,232	4,787
Depreciation	3,022	117
Interest expense(1)	–	–
Loss for the financial year	(3,288)	(5,782)
Share of loss of associate	–	(1,159)

(1) Borrowing costs of RMB2,215,856 (2015: RMB13,933,983) was capitalised in property, plant and equipment for financial year ended 31 December 2016. Interest rate range from 12%-15% (2015: 12%-15%) were used, representing the borrowing costs of the loans used to finance the construction of property, plant and equipment.

Liuhe holds a mining right license and an exploration right license in the surrounding area associated with the mining right expiring in November 2017 and exploration right expiring in June 2016 and June 2017 respectively. During the financial year, Liuhe completed several geological and technical studies to establish the existence of proved and probable mine reserve estimates of the surrounding area of the existing mining license, and has substantially completed construction of production facilities at the mining site, and commenced test run production since the end of financial year 31 December 2014. Details of the exploration and mining right licenses are as follows:

Name of license	Location	Mining capacity	Area of license	Expiration date
Mining right license (“采矿许可证”) (License number: C2200002010124120089728)	PRC	99,000 ton/year	1.28km^2	November 2017
Exploration right license (“矿产资源勘查许可证”) (License number: T22120101202043010)	PRC	N/A	26.81km^2	June 2016
Exploration right license (“矿产资源勘查许可证”) (License number: T22520140602049892)	PRC	N/A	1.96km^2	June 2017

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

19. Investments in associates (Cont'd)

(ii) Investment in Liuhe (Cont'd)

During the financial year ended 31 December 2015, management assessed the recoverable of investment in Liuhe. In view of the weak commodity prices, additional funds required to continue with the actual production, the expected increase in mining costs and poor trial production results and based on a valuation conducted by an independent valuer, management is of the view that there will be insufficient cash flows over the life of the mining project to recover the Group's investment in Liuhe. Hence, an impairment loss of RMB44,281,000 was made for the carrying amount of the investment and made an allowance for impairment of the amount due from Liuhe of RMB9,968,000 (Note 23(h)).

During the financial year ended 31 December 2016, management considered various estimates and assumptions include the financial health, cash flow projection and future prospects of the investment and in view that no change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. Therefore, no reversal of impairment loss required at the end of reporting period.

The Group has not recognised its share of losses from Liuhe of RMB659,000 for the financial year ended 31 December 2016 as the Group's cumulative share of losses exceed its interest in that entity and the Group has no obligation in respect of those accumulated losses of RMB3,288,000 at the reporting date.

20. Deferred income tax

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same fiscal authority. The amounts, determined after appropriate offsetting, are shown on the statement of financial position as follows:

	Group	
	2016	2015
	RMB'000	RMB'000
Deferred tax assets:		
To be recovered within 12 months	4,492	982
Deferred tax liabilities:		
To be settled within 12 months	(27,616)	(5,435)
To be settled after more than 12 months	(45,060)	(59,917)
	(72,676)	(65,352)
Deferred tax liabilities – net	(68,184)	(64,370)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

20. Deferred income tax (Cont'd)

Movement in the deferred income tax account is as follows:

	Group 2016 RMB'000	Group 2015 RMB'000
Beginning of financial year	64,370	158,299
Charged/(credited) to profit or loss	3,814	(93,929)
End of financial year	68,184	64,370

The movement in deferred income tax assets and liabilities, (prior to offsetting of balances within the same tax jurisdiction), is as follows:

Deferred tax liabilities	Accelerated tax depreciation RMB'000	Fair value gains on investment properties RMB'000	Fair value gains on development properties and property, plant and equipment RMB'000	Other RMB'000	Total RMB'000
Group					
2016					
Beginning of financial year	(557)	4,583	60,975	351	65,352
(Credited)/charged to profit or loss	(69)	–	(9,618)	17,011	7,324
End of financial year	(626)	4,583	51,357	17,362	72,676
2015					
Beginning of financial year	437	4,833	153,517	351	159,138
Credited to profit or loss	(994)	(250)	(92,542)	–	(93,786)
End of financial year	(557)	4,583	60,975	351	65,352

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

20. Deferred income tax (Cont'd)

Deferred tax assets	Accelerated tax depreciation RMB'000
Group	
2016	
Beginning of financial year	(982)
Credited to profit or loss	(3,510)
End of financial year	(4,492)
2015	
Beginning of financial year	(839)
Credited to profit or loss	(143)
End of financial year	(982)

Deferred income tax liabilities of RMB10,137,000 (2015: RMB7,724,000) have not been recognised for withholding taxes that would be payable on unremitted earnings of the Group's subsidiaries (established in PRC) as the Group is in a position to control the timing of the remittance of earning and it is not probable that these subsidiaries will distribute such earnings in the foreseeable future.

21. Development properties

	Group	
	2016 RMB'000	**2015 RMB'000**
Properties held for sale	250,554	167,265
Properties under development	645,193	930,891
	895,747	1,098,156

The cost of development properties recognised as an expense in "cost of sales and services provided" includes a write-down of RMB58,332,000 (2015: RMB357,480,000).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

21. Development properties (Cont'd)

(i) The net realisable value of development properties are determined based on the valuation performed by Roma Appraisals Limited, an independent valuer with a recognised and relevant professional qualification. The net realisable value determined after taking into account the Group's recent experience and expectations of future selling prices, estimated cost to complete and estimated costs necessary to make the sale. There could be changes in future market conditions which may affect the future selling prices on the remaining unsold residential units of the development properties and accordingly, the carrying amount of development properties may have to be further written down in future periods.

(ii) The Group reversed RMB50,003,000 (2015: RMB8,281,000) of development properties write down in prior financial years. The Group has sold the properties that were written down to individual buyers in China above the net realisable value. The amount reversed has been included in "cost of sales and services provided".

(iii) Development properties of RMB645,193,000 (2015: RMB791,891,000) are expected to be recovered after more than 12 months.

(iv) Interest expense of RMB35,071,000 (2015: RMB30,315,000) was capitalised as cost of development properties.

The land use rights and properties under development amounted to RMB57,153,000 (2015: RMB634,301,000) has been pledged as security for short-term borrowings of the Group (Note 26(b)).

21. Development properties (Cont'd)

As at 31 December 2016, the development properties held by the Group are as follows:

Location	Description	Tenure	Stage of completion		Expected date of completion	Total approximate site area (sq. m)	Total gross floor area (sq. m)	Main usage	Group's effective interest in the property
			2016	2015					
Meiziya Village, Xiaoxita, Yiling District, Yichang City, Hubei Province, PRC ("Meiziya")	The property is subjected to a right to use of land till (i) 28 December 2076 for residential purpose; and	Leasehold	33.7%	26.0%	Before 2020	530,722	658,989*	Residential and commercial	55%
	(ii) 28 December 2046 for commercial, tourism and convention purpose.					23,060	56,270	Hotel	
						553,782	715,259		
Tianjin City, PRC	The property is subjected to a right to use of land till 14 December 2080	Leasehold	Note (a)	Note (a)	Before September 2018	121,779	20,477 Note (a)	Residential	–

(a) *In August 2010, the Group acquired the land use rights of a parcel of land located in Tianjin, PRC, for property development through public auction at a consideration of RMB200,000,000. As at 31 December 2015, the property development project has started its initial construction works for phase 1 in September 2015. The gross floor area of 20,477 square metre is the estimated gross area of phase 1 development, phase 2 was under preliminary design stage and no substantial construction works have been commenced subsequent to the end of the reporting period. The land use rights associated with the XZ has been disposed in financial year ended 31 December 2016.*

* *As at 31 December 2016, approximate 101,526 square metre (2015: 88,910 square metre) has been sold.*

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

22. Inventories

	Group	
	2016	2015
	RMB'000	RMB'000
Raw materials for construction of water pipeline	3,569	4,009

The cost of inventories recognised as an expense and included in water pipeline installation and construction costs in "cost of sales and services provided" amounted to RMB2,583,000 (2015: RMB4,697,000).

23. Trade and other receivables

		Group		Company	
		2016	2015	2016	2015
	Note	RMB'000	RMB'000	RMB'000	RMB'000
Trade receivables	(a)	25,610	9,178	–	–
Bill receivables	(b)	3,109	2,350	–	–
		28,719	11,528	–	–
Less: Allowance for impairment		(4,988)	(7,186)	–	–
		23,731	4,342	–	–
Gross amounts due from customers for construction contracts	24	17,604	15,628	–	–
Other receivables					
- Non-related parties	(c)	23,018	51,186	–	–
Less: Allowance for impairment		(6,670)	(6,670)	–	–
		16,348	44,516	–	–
- Associates	(h)	86,070	86,070	–	–
Less: Allowance for impairment		(86,070)	(86,070)	–	–
		–	–	–	–
- Non-controlling shareholders of subsidiaries	(d)	10,125	10,091	–	–
- Subsidiaries	(e)	–	–	530,337	540,197
Less: Allowance for impairment		–	–	(35,649)	(35,649)
		–	–	494,688	504,548
Prepayments and advances	(f)	14,481	23,458	2	1
Deposits	(g)	11,541	4,697	57	54
		93,830	102,732	494,747	504,603

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

23. Trade and other receivables (Cont'd)

Trade and other receivables are mainly denominated in Renminbi.

(a) Trade receivables

The Group offers 0 to 30 days (2015: 0 to 30 days) credit terms to customers for water supply service and for sale of development properties respectively. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by the management.

The trade receivables of the Group comprise 7 debtors (2015: 7 debtors) that individually represent 6% to 19% (2015: 5% to 19%) of trade receivables.

Receivables of which an impairment was recognised previously are written off against the impairment provided when there is no exception of recovering additional cash.

Impaired trade receivables relate to long outstanding which have been past due more than a year and/or the customers that are in financial difficulty and management is of the view that payments are not forthcoming. There is no additional allowance for impairment of trade receivables has been made during the financial year ended 31 December 2016 and 31 December 2015. Subsequent recoveries of amounts previously impaired are credited against other operating expenses.

As at 31 December 2016, trade receivables of RMB9,532,000 (2015: RMB1,992,000) were past due but not impaired. These relate to a number of independent customers for whom there is no recent history of default. Management believes that the amounts that are past due are collectible, based on historical payment behaviour and credit-worthiness of the customers.

The aging analysis of trade receivables that were past due but not impaired is as follows:

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
0 to 30 days	3,600	–
More than 30 days	5,932	1,992
	9,532	1,992

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

23. Trade and other receivables (Cont'd)

(a) Trade receivables (Cont'd)

The carrying amount of trade receivables individually determined to be impaired and the movement in the related allowance for impairment are as follows:

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Gross	4,988	7,186
Less: Allowance for impairment	(4,988)	(7,186)
	–	–
At 1 January	7,186	8,617
Reversal of previously made impairment (Note 10)	(2,198)	–
Receivables written off during the financial year as uncollectible	–	(1,431)
At 31 December	4,988	7,186

The maximum exposure to credit risk at the end of the reporting period is the carrying amount of the trade receivables. The outstanding trade receivables of RMB11,873,000 (2015: RMB1,227,000) were secured over the development properties sold to these customers. The security will be released upon the full settlement of outstanding receivables.

(b) Bills receivables

Bills receivables have a maturity period of 180 - 365 days and will be converted into cash upon maturity.

(c) Other receivables - non-related parties

The Group's other receivables as at 31 December 2015 include an interest receivables of RMB RMB29,344,000 arising from the residential relocation development projection Men Tou Gou District ("Men Tou Gou Project"). During the financial year ended 31 December 2016, the amount has been fully collected.

The Group's other receivables as at 31 December 2016 include a consideration receivable of RMB5,354,000 in relation to the disposal of Tianjin CIHL Xinzhong Real Estate Co., Limited ("XZPD") (Note25(ii)).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

23. Trade and other receivables (Cont'd)

(c) Other receivables - non-related parties (Cont'd)

The carrying amount of other receivables individually determined to be impaired and the movement in the related allowance for impairment are as follows:

	Group	
	2016 RMB'000	2015 RMB'000
Gross	6,670	6,670
Less: Allowance for impairment	(6,670)	(6,670)
	–	–
At 1 January and 31 December	6,670	6,670

Included in impaired other receivables comprise an amount of RMB4,132,000 (2015: RMB4,132,000) due from a non-related party relating to the Men Tou Gou project, the amount was long overdue and the management has assessed the recoverability and is of the opinion that payments are not forthcoming. Hence, an allowance for impairment has been made by the Group

(d) Due from non-controlling shareholders of subsidiaries

The amounts due from non-controlling shareholders of subsidiaries are unsecured, interest-free and repayable on demand.

(e) Due from subsidiaries

The amounts due from subsidiaries are unsecured, interest-free and repayable on demand.

	Company	
	2016 RMB'000	2015 RMB'000
Due from subsidiaries	530,337	540,197
Less: Allowance for impairment	(35,649)	(35,649)
	494,688	504,548

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

23. Trade and other receivables (Cont'd)

(e) Due from subsidiaries (Cont'd)

Movement in allowance for impairment of amount due from subsidiaries:

	Company	
	2016	**2015**
	RMB'000	**RMB'000**
Beginning of financial year	35,649	15,379
Allowance made	–	20,270
End of financial year	35,649	35,649

During the financial year ended 31 December 2015, management assessed the recoverability of the amount due from subsidiaries and is of the opinion that payments are not forthcoming. Hence, impairment was made in full for the receivables due from those loss making subsidiaries.

(f) Prepayments and advances

The prepayments and advances includes advanced construction cost of RMB7,953,000 (2015: RMB21,754,000) paid to sub contractors in relation to properties development and prepaid value added tax of RMB5,100,000 (2015: RMB349,000) in relation to advance receipt of water supply service.

(g) Deposits

The deposits as at 31 December 2016 includes a down payment of RMB8,224,000 in relation to purchase of office building.

(h) Due from associates

(i) Due from Future Trillion is denominated in United Stated Dollars, and is secured by equity interests in Future Trillion Group held by its controlling shareholder and corporate guarantee executed by the controlling shareholder of Future Trillion, bears interest at 6% per annum and is repayable in 2016; and

(ii) Due from Liuhe is denominated in Renminbi, and is unsecured, bears interest at 12% to 15% per annum and is repayable in 2016.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

23. Trade and other receivables (Cont'd)

(h) Due from associates (Cont'd)

The carrying amount of the amount due from associates individually determined to be impaired and the movement in the related allowance for impairment are as follows:

	Group	
	2016 RMB'000	2015 RMB'000
Gross	86,070	86,070
Less: Allowance for impairment	(86,070)	(86,070)
	–	–
At 1 January	86,070	–
Allowance made (Note 10)	–	86,070
At 31 December	86,070	86,070

During the financial year ended 31 December 2015, management assessed the recoverability of the amount due from associates and is of the opinion that payments are not forthcoming. Hence, impairment was made in full for the receivables due from associates.

24. Gross amounts due (to)/from customers for construction contracts

	Group	
	2016 RMB'000	2015 RMB'000
The aggregate costs incurred and recognised profits (less recognised losses) to date	36,029	34,715
Less: Progress billings	(22,203)	(25,440)
	13,826	9,275
Gross amount due from customers for construction contracts (Note 23)	17,604	15,628
Gross amount due to customers for construction contracts (Note 27)	(3,778)	(6,353)
	13,826	9,275

Advances received in respect of construction contracts of approximately RMB49,538,000 (2015: RMB21,421,000) is included in receipts in advance (Note 27).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

25. Cash and cash equivalents

	Group		Company	
	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
Cash at bank and on hand	140,313	14,834	1	1
Short-term deposits	6,086	1,044	–	–
Restricted bank balances	10,576	2,983	–	–
	156,975	18,861	1	1

Details of restricted bank balances are as follow:

	Group	
	2016 RMB'000	2015 RMB'000
Restricted bank balances for sale of development properties [(a)]	10,417	2,839
Restricted bank balances for a land development project [(b)]	144	144
Other restricted bank balances	15	–
	10,576	2,983

(a) *Amounts represent cash deposited in certain banks as guarantee deposits for the mortgage loan facilities granted by the banks to the buyers of the Group's development properties. Such guarantee will be released after the loan has been settled or issuance of the real estate ownership certificate to the buyers, whichever is earlier.*

(b) *Restricted bank balances of approximately RMB144,000 (2015: RMB144,000) is placed for securing the performance and fund utilisation for a land development project of the Group.*

The total cash and bank balances are denominated in the following currencies:

	Group		Company	
	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
Renminbi	155,957	17,870	1	1
Hong Kong Dollar	603	859	–	–
United States Dollar	403	118	–	–
Singapore Dollar	12	14	–	–
	156,975	18,861	1	1

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

25. Cash and cash equivalents (Cont'd)

Renminbi is not freely convertible to other currencies as such amounts were held by the subsidiaries located in PRC. Under the PRC's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange Renminbi for foreign currencies only through banks that are authorised to conduct foreign exchange business. These local exchange control regulations imposed restriction on exporting capital from the country, other than through normal dividends.

For the purpose of presenting the consolidated statement of cash flows, cash and cash equivalents comprise the following:

	Group	
	2016	**2015**
	RMB'000	**RMB'000**
Cash and bank balances (as above)	156,975	18,861
Less: Restricted bank balances	(10,576)	(2,983)
Cash and cash equivalents per consolidated statement of cash flows	146,399	15,878

Disposal of subsidiaries

(i) Hebei Bridges Investments Limited and its subsidiary ("HBIL Group")

On 10 November 2015, the Company disposed of its entire interest in HBIL Group for a cash consideration of RMB1,000.

The effects of the disposal on the cash flows of HBIL Group were:

	2015
	RMB'000
Carrying amounts of assets and liabilities disposed of	
Property, plant & equipment (Note 14)	1,102
Asset of disposal group classified as held for sale (Note 12(c))	
- Cash and cash equivalents	390
- Others	8,375
	8,765
Total assets	9,867
Liabilities of disposal group classified as held for sale (Note 12(c))	787
Current income tax liabilities	772
Total liabilities	1,559
Net assets derecognised	8,308
Less: Non-controlling interests	(5,377)
Net assets disposed of	2,931

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

25. Cash and cash equivalents (Cont'd)

Disposal of subsidiaries (Cont'd)

(i) Hebei Bridges Investments Limited and its subsidiary ("HBIL Group") (Cont'd)

The aggregate cash outflows arising from the disposal of HBIL Group:

	2015 RMB'000
Net assets disposed of (as above)	2,931
Loss on disposal (Note 7(b))	(2,930)
Consideration received from disposal	1
Less: Cash and cash equivalents in subsidiaries disposed of	(390)
Net cash outflow on disposal	(389)

(ii) Tianjin CIHL Xinzhong Real Estate Development Co., Limited ("XZPD")

On 26 December 2016, the Group has completed the disposal of its entire interest in XZPD for a cash consideration of RMB460,000,000.

The effects of the disposal on the cash flows of XZPD was:

	2016 RMB'000
Carrying amounts of assets and liabilities disposed of	
Property, plant & equipment (Note 14)	56
Other receivables	3
Property for development	323,413
Total assets, representing net assets derecognised	323,472
Net assets disposed of	323,472

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

25. Cash and cash equivalents (Cont'd)

Disposal of subsidiaries (Cont'd)

(ii) Tianjin CIHL Xinzhong Real Estate Development Co., Limited ("XZPD") (Cont'd)

The aggregate cash inflows arising from the disposal of XZPD:

	2016 **RMB'000**
Net assets disposed of (as above)	323,472
Gain on disposal (Note 7(b))	130,056
Assignment of liabilities assumed by the Group[1]	6,472
Consideration received from disposal	460,000
Less: Consideration receivable (Note 23(c))	(5,354)
Less: payment of liabilities assigned[1]	(3,390)
Net cash inflow on disposal	451,256

(1) As stipulated in the Sale and Purchase Agreement, the Group are contractually liable for certain professional fees incurred in relation to this disposal.

26. Borrowings

	Group	
	2016 **RMB'000**	**2015** **RMB'000**
Unsecured borrowing		
Short-term borrowing – a related party	40,100	50,200
Secured borrowing		
Current		
Collaterised borrowing – a non-related party	44,765	41,356
Short-term borrowings – a non-related party	64,698	333,335
	149,563	424,891
Non-current		
Collaterised borrowing – a non-related party	23,749	68,513
Total borrowings	173,312	493,404

Collaterised borrowing and short-term borrowings are denominated in Renminbi.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

26. Borrowings (Cont'd)

(a) Collaterised borrowing

In 2013, the Group entered into a series of transactions with several parties, which involved a bank, a trust company and a finance lease company. Under this arrangement, the ancillary facilities of the water supply services of the Group and its entire pipeline network ("water plant assets") are sold and leaseback from the finance lease company. The sales proceeds amounted to approximately RMB200,000,000 and the lease rental and period are as follows:

Quarterly rental	:	RMB12,320,000
Lease period	:	27 June 2013 to 28 June 2018
Effective interest rate	:	8.32%

However, the sales proceeds are financed by a bank, through the finance lease company. The lease payments to the finance lease company will be paid to the bank via a trust company. Water plant assets are pledged to the trust company.

The ancillary facilities of the water supply services are specialised in nature and it is unlikely that a third party would be able to use and operate the assets.

The Group still retains all the risks and rewards incident to ownership of the underlying assets and enjoys substantially the same rights to their uses as before the arrangement. A repurchase agreement is included in the arrangement for the Group to buy back the assets at nominal value at the end of the lease term.

Although the arrangement is in the legal form of a lease, management concluded that the arrangement is in substance a collateralised borrowing, because the assets of the arrangement are indispensable and the Group is bound to buy back the assets at the end of the lease term. Therefore, at inception of the arrangement, the Group recognised a liability at an amount equal to the fair value of the sales consideration, net of transactions costs and subsequently carried at amortised cost.

Certain land and buildings (Note 14) and investment properties of the Group (Note 16) are pledged as security for this collaterised borrowing.

The Group is not significantly exposed to interest rate risk for this borrowing.

At the end of the reporting period, the fair value of non-current collaterised borrowing approximates its carrying amount. The fair value is determined from the cash flow analysis, discounted at annual market borrowing rate of 8.85% (2015: 8.85%) of an equivalent instrument at the end of the reporting period which management expects to be available to the Group. The fair value is within Level 2 of the fair value hierarchy.

(b) Short-term borrowings

Short term borrowing from a related party is unsecured, interest bearing at 8.35% per annum.

Short-term borrowings from a non-related party are secured over the share equity of Yichang Xinshougang Property Development Company Limited ("XSG"), a subsidiary of the Group as well as land use rights and development properties of the Group (Note 21).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

27. Trade and other payables

	Note	Group 2016 RMB'000	Group 2015 RMB'000	Company 2016 RMB'000	Company 2015 RMB'000
Trade payables		39,136	22,509	–	–
Gross amount due to customers for construction contracts	24	3,778	6,353	–	–
Accruals	(a)	99,579	156,864	1,092	1,066
Other payables					
- Non-related parties	(b)	13,331	24,849	1,161	1,161
- Non-controlling shareholders of subsidiaries	(c)	167,088	167,088	–	–
- Subsidiaries	(d)	–	–	122,501	127,102
		180,419	191,937	123,662	128,263
Receipts in advance from					
- Supply of gray water		12,997	11,285	–	–
- Construction of water pipeline	24	49,538	21,421	–	–
- Sale of development properties		273,273	69,303	–	–
		335,808	102,009	–	–
		658,720	479,672	124,754	129,329

Trade payables generally have credit terms ranging from 0 to 30 days.

Trade and other payables are mainly denominated in Renminbi.

(a) Included in accruals is an accrued construction costs of RMB90,949,000 (2015: RMB129,973,000) relating to the property development segment.

(b) Other payables to non-related parties include guarantee of mortgage facilities for property development, payable land use tax and refundable deposits received from buyers for purchases of properties under development of the Group amounting to RMB6,648,000, RMB1,146,000 and RMB3,450,000 (2015: RMB7,066,000, RMB1,326,000 and RMB4,150,000) respectively.

(c) Due to non-controlling shareholders of subsidiaries

The amounts due to non-controlling shareholders of subsidiaries are unsecured, interest-free and repayable on demand.

(d) Due to subsidiaries

The amounts due to subsidiaries are unsecured, interest-free and and repayable on demand.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

28. Share capital

(a) Ordinary shares

	Group and Company	
	2016	2015
	S$'000	S$'000
Authorised:		
1,000,000,000 (FY2015: 1,000,000,000) ordinary shares of S$1.00 (FY2015: S$1.00) each	1,000,000	1,000,000

	Group and Company	
	2016	2015
	S$	S$
Issued and fully paid:		
Par value of each ordinary share		
Beginning of financial year	1.00	0.05
Effect of share consolidation[(1)]	–	0.95
End of financial year	1.00	1.00

	Group and Company	
	Number of shares	Amount
	'000	RMB'000
2016		
Beginning and end of financial year	51,230	257,321
2015		
Beginning of financial year	1,024,604	257,321
Effect of share consolidation[(1)]	(973,374)	–
End of financial year	51,230	257,321

[(1)] *On 20 August 2015, the Company has completed a share consolidation exercise to consolidate every twenty ordinary shares in the capital of the Company held by the shareholders into one consolidated share, so as to comply with the Minimum Trading Price ("MTP") requirement as implemented by the Singapore Exchange Securities Trading Limited (the "SGX-ST") as an additional continuing listing requirement. The issued share capital of the Company as at 31 December 2015 comprises 51,230,187 consolidated shares, after disregarding any fraction of consolidated shares arising from the share consolidation exercise options.*

All issued ordinary shares were fully paid. The par value for these ordinary shares is S$1.00 (2015: S$1.00).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

28. Share capital (Cont'd)

(a) Ordinary shares (Cont'd)

Fully paid ordinary shares carry one vote per share and carry a right to dividends as and when declared by the Company.

The Group adopted CIHL Share Option Scheme (the "2010 Scheme") on 8 March 2010 and details of the specific categories of share options granted under the 2010 Scheme are as follows:

Date of grant	Vesting period	Exercise period	Exercise price
			S$
8 March 2010[(2)]	50% of 1,000,000 options to be vested on 8 March 2011	8 March 2011 to 7 March 2015	1.50
	50% of 1,000,000 options to be vested on 8 March 2012	8 March 2012 to 7 March 2015	1.50
17 May 2010[(2)]	50% of 150,000 options to be vested on 17 May 2011	17 May 2011 to 16 May 2015	1.74
	50% of 150,000 options to be vested on 17 May 2012	17 May 2012 to 16 May 2015	1.74
19 July 2010[(2)]	50% of 75,000 options to be vested on 19 July 2011	19 July 2011 to 18 July 2015	1.58
	50% of 75,000 options to be vested on 19 July 2012	19 July 2012 to 18 July 2015	1.58
2 June 2011[(3)]	50% of 1,225,000 options to be vested on 2 June 2012	2 June 2012 to 1 June 2016	1.04
	50% of 1,225,000 options to be vested on 2 June 2013	2 June 2013 to 1 June 2016	1.04
10 March 2014	50% of 2,700,000 options to be vested on 10 March 2015	10 March 2015 to 9 March 2019	0.904
	50% of 2,700,000 options to be vested on 10 March 2016	10 March 2016 to 9 March 2019	0.904

(2) *Lapsed during the financial year ended 31 December 2015.*

(3) *Lapsed during the financial year.*

Under the 2010 Scheme, if the share options remain unexercised after a period of 5 years from the date of grant, the share options expire. Share options are forfeited if the employee leaves the Group before the share options vest. Share options previously vested would be lapsed immediately if the employee leaves the Group, unless the remuneration committee otherwise approved.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

28. Share capital (Cont'd)

(b) Share options (Cont'd)

Movement in the number of share options outstanding and their related weighted average exercise prices are as follows:

	2016		2015	
	Number of share options	**Weighted average exercise price**	**Number of share options**	**Weighted average exercise price**
	'000	**S$**	**'000**	**S$**
Outstanding at the beginning of financial year	3,850	0.9446	4,925	1.0740
Forfeited	(100)	1.0400	–	–
Expired	(1,050)	1.0400	(1,075)	1.5391
Outstanding at the end of financial year	2,700	0.9040	3,850	0.9446
Exercisable at the end of financial year	2,700	0.9040	2,500	0.9666

At the end of the reporting period, the outstanding share options have a weighted average remaining contractual life of 2.19 years (2015: 2.36 years) and the exercise prices of S$0.904 (2015: S$0.904 to S$1.04).

The share-based payments to directors and executives recognised in profit or loss for the financial year ended 31 December 2016 was approximately RMB335,000 (2015: RMB2,405,000) (Note 9).

These fair values were calculated using the Binomial model. The fair value of share options granted in 2014 was estimated to be S$1,447,000, equivalent to RMB6,989,000. The inputs into the model are as follows:

	8 March 2010	17 May 2010	19 July 2010	2 June 2011	10 March 2014
Share price	S$0.0769	S$0.085	S$0.075	S$0.052	S$0.046
Exercise price	S$0.075	S$0.087	S$0.079	S$0.052	S$0.0452
Expected volatility	70.26%	69.80%	69.79%	65.80%	102.305%
Expected life	5 years	5 years	5 years	5 years	5 years
Risk free rates	1.50%	1.01%	0.75%	1.02%	1.443%
Expected dividend yield	4.19%	4.19%	4.19%	4.22%	7.61%
Exercise Multiple	2 times	2 times	2 times	2.2 and 2.8 times	–
Employee exit rate	7.10%	7.10%	7.10%	0% and 13%	0%

28. Share capital (Cont'd)

(b) Share options (Cont'd)

Expected volatility was determined by calculating the historical volatility of the Company's share price over the previous 5 years. The expected life used in the model has been adjusted, based on the Group's best estimate, for the effects of non-transferability, excise restriction and behavioral considerations.

(c) CIHL Performance Share Plan (the "PSP")

The PSP was approved by the shareholders of the Company at a Special General Meeting held on 8 March 2010. The PSP shall complement the 2010 Scheme and serve as an additional and flexible incentive tool.

Under the rules of the PSP, all directors and employees of the Group as well as the employees of associates are eligible to participate in the PSP at the absolute discretion of the Remuneration Committee.

The total number of shares over which shares to be issued under the PSP, together with the number of shares issued under the 2010 Scheme shall not exceed 15% of the issued share capital of the Company at any time.

The Remuneration Committee is charged with the administration of the PSP in accordance with the rules of the PSP. The Remuneration Committee administering the PSP comprises the directors, Mr Shan Chang, Mr Chee Teck Kwong Patrick and Mr Teo Woon Keng John.

None of the directors in the committee participated in any deliberation or decision in respect of shares granted to himself.

The number of shares to be offered to a participant shall be determined at the discretion of the Remuneration Committee provided that:

(i) the aggregate number of shares which may be offered to participants who are controlling shareholders and their associates shall not exceed 25% of the 2010 Scheme; and

(ii) the number of shares which may be offered to each participant who is a controlling shareholder or their associates shall not exceed 10% of the 2010 Scheme.

No shares had been granted to any participant since the commencement of the PSP.

29. Reserves

(a) Group

The amounts of the Group's reserves and the movements therein are presented in the consolidated statement of changes in equity.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

29. Reserves (Cont'd)

(b) Company

	Share premium RMB'000	Contributed surplus RMB'000	Capital reserve RMB'000	Capital redemption reserve RMB'000	Share option reserve RMB'000	Total reserves RMB'000	Accumulated losses RMB'000	Total RMB'000
2016								
Beginning of financial year	46,060	565,589	479	8,324	9,833	630,285	(316,331)	313,954
Total comprehensive loss for the financial year	–	–	–	–	–	–	(5,616)	(5,616)
Share option lapsed	–	–	–	–	(2,759)	(2,759)	2,759	–
Recognition of share-based payments	–	–	–	–	335	335	–	335
End of financial year	46,060	565,589	479	8,324	7,409	627,861	(319,188)	308,673
2015								
Beginning of financial year	46,060	565,589	479	8,324	10,857	631,309	(294,683)	336,626
Total comprehensive loss for the financial year	–	–	–	–	–	–	(25,077)	(25,077)
Share option lapsed	–	–	–	–	(3,429)	(3,429)	3,429	–
Recognition of share-based payments	–	–	–	–	2,405	2,405	–	2,405
End of financial year	46,060	565,589	479	8,324	9,833	630,285	(316,331)	313,954

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

29. Reserves (Cont'd)

(c) Nature and purpose of reserves

(i) Share premium

Share premium represents premium arising from the issue of shares at a price in excess of their par value per share and is not distributable but may be applied in paying up for unissued shares of the Company to be issued to the shareholders of the Company as fully paid bonus shares or in providing for the premium payable on repurchase of shares.

(ii) Contributed surplus

The contributed surplus of the Company and the Group represents the balance of the amount of credit arising from the capital reduction pursuant to a special resolution passed on 10 May 2004 for the reduction of issued and paid-up share capital of the Company from S$0.20 to S$0.05 on each of the 751,987,750 issued and paid-up shares.

(iii) Share options reserve

The fair value of the actual or estimated number of unexercised share options granted to employees of the Company and the Group are recognised in accordance with the accounting policy adopted for share-based payments as set out in Note 2.26(iv) to the financial statements.

(iv) Capital redemption reserve

Capital redemption reserve arises from the reduction of the nominal value of the issued share capital of the Company upon the cancellation of the repurchased shares.

Contributed surplus, share option reserve and capital redemption reserve are non-distributable.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

30. Related party transactions

For management purpose, the Group is organised into business units based on its products and services and has three reportable segments as follows:

(a) Sales and purchases of goods and services

	2016 RMB'000	2015 RMB'000
Related parties		
- Cash received on behalf of the Group	9,674	7,151
- Architectural service fee paid/payable	1,846	1,230
- Borrowings	40,100	50,200
- Interest expense paid/payable	6,749	1,310
Associates		
- Interest income received/receivable	–	5,150

Other related parties comprise mainly companies which are controlled or significantly influenced by the Group's key management personnel and their close family members.

Outstanding balances at 31 December 2016 and 2015, arising from sale/purchase of goods and services, are unsecured and receivable/payable within 12 months from the end of the reporting period are disclosed in Notes 23 and 27 to financial statements respectively.

(b) Key management compensation

Key management includes directors (executive and non-executive) and chief financial officer. The compensation paid/payable to key management is as follows:

	Group	
	2016 RMB'000	2015 RMB'000
Directors' fees	1,080	1,247
Salaries, allowances and bonuses	2,956	3,161
Pension costs of defined contribution plans	14	14
Share option expense	335	2,405
	4,385	6,827

Included in the total key management compensation is directors' remuneration of the Company amounting to RMB4,228,000 (2015: RMB6,226,000).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

31. Segment information

For management purpose, the Group is organised into business units based on its products and services and has three reportable segments as follows:

Water supply services	-	Construction of water pipeline and supply of gray water
Land development	-	Provision of engineering and land leveling service for preliminary land development projects
Property development	-	Development and sale of properties

Except as indicated above, no operating segments have been aggregated to form the above reportable operating segments.

The other segment include investment segment which identifies new investment opportunities locally and oversea that has the potential to increase revenue streams and produce good returns on investments.

The accounting policies of the operating segments are the same as those set out in Note 2 to the financial statements.

	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Total RMB'000
Financial year ended 31 December 2016					
Total segment revenue	92,327	–	153,673	2,205	248,205
Inter-segment revenue	–	–	–	(1,326)	(1,326)
Revenue from external parties	92,327	–	153,673	879	246,879
Segment results	63,061	–	(35,173)	(1,037)	26,851
Interest income	189	–	62	134	385
Rental income	–	–	–	1,580	1,580
Other income	–	2,612	–	2,640	5,252
Administrative expenses	–	–	–	(14,498)	(14,498)
Other operating expenses	(4,639)	(2,359)	(9,040)	(7,928)	(23,966)
Selling and marketing expenses	–	–	(14,333)	–	(14,333)
Gain on disposal of subsidiaries	–	–	–	130,056	130,056
Currency translation loss	–	–	–	(148)	(148)
Finance expenses	–	77	–	(28,014)	(27,937)
Income tax (expense)/credit	(14,764)	–	11,001	(20,181)	(23,944)
Profit for the financial year					59,298
Depreciation and amortisation	(6,701)	(42)	(809)	(1,231)	(8,783)
Write-down of development properties	–	–	(58,332)	–	(58,332)
Reversal of development properties write-down	–	–	50,003	–	50,003
Share option expense	–	–	–	(335)	(335)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

31. Segment information (Cont'd)

	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Total RMB'000
As at 31 December 2016					
Total assets	184,460	21,529	1,095,795	161,657	1,463,441
Total assets includes:					
Property, plant and equipment	90,429	47	155,735	10,092	256,303
Intangible assets	122	–	–	–	122
Goodwill arising on consolidation	20,303	–	–	–	20,303
Investment properties	–	–	–	32,100	32,100
Deferred income tax assets	1,149	–	–	3,343	4,492
Inventories and development properties	3,569	–	895,747	–	899,316
Trade and other receivables	27,884	16,273	26,314	23,359	93,830
Cash and cash equivalents	41,004	5,209	17,999	92,763	156,975
Total assets					1,463,441
Addition to property, plant and equipment	7,050	–	3,908	68	11,026
Total liabilities	158,773	5,370	439,449	317,519	921,111
Total liabilities includes:					
Short-term borrowings	44,765	–	–	104,798	149,563
Long-term borrowings	23,749	–	–	–	23,749
Trade and other payables	78,190	4,849	396,896	178,785	658,720
Current income tax liabilities	12,069	521	(8,805)	12,618	16,403
Deferred income tax liabilities	–	–	51,358	21,318	72,676
Total liabilities					921,111

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

31. Segment information (Cont'd)

	Continuing operations				Discontinued operations	
	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Toll collection RMB'000	Total RMB'000
Financial year ended 31 December 2015						
Total segment revenue	93,455	3,735	18,504	2,678	–	118,372
Inter-segment revenue	–	–	–	(2,000)	–	(2,000)
Revenue from external parties	93,455	3,735	18,504	678	–	116,372
Segment results	63,010	3,735	(359,561)	(918)	–	(293,734)
Interest income	321	9,479	33	10,014	–	19,847
Rental income	–	–	–	1,248	–	1,248
Other income	–	–	–	785	–	785
Administrative expenses	–	–	–	(183,404)	–	(183,404)
Other operating expenses	(6,356)	(5,761)	(12,022)	(8,920)	(660)	(33,719)
Selling and marketing expenses	–	–	(6,981)	–	–	(6,981)
Fair value loss on investment properties	–	–	–	(1,000)	–	(1,000)
Loss on disposal of subsidiaries	–	–	–	(2,930)	–	(2,930)
Currency translation gain	–	–	–	797	–	797
Finance expenses	–	(17,346)	(2,469)	(33,262)	–	(53,077)
Share of net losses of associates	–	–	–	(32,422)	–	(32,422)
Income tax (expense)/credit	(14,254)	–	93,713	833	–	80,292
Loss for the financial year						(504,298)
Depreciation and amortisation	(6,471)	(43)	(847)	(1,237)	(29)	(8,627)
Impairment loss of investment in associates	–	–	–	(68,898)	–	(68,898)
Impairment of trade and other receivables	–	–	–	(86,070)	–	(86,070)
Write-down of development properties	–	–	(357,480)	–	–	(357,480)
Reversal of development properties write-down	–	–	8,281	–	–	8,281
Share option expense	–	–	–	(2,405)	–	(2,405)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

31. Segment information (Cont'd)

	Continuing operations				
	Water supply services RMB'000	Land development RMB'000	Property development RMB'000	All other segments RMB'000	Total RMB'000
As at 31 December 2015					
Total assets	130,917	52,010	1,266,286	86,808	1,536,021
Total assets includes:					
Property, plant and equipment	90,190	65	130,871	37,630	258,756
Intangible assets	122	–	–	–	122
Goodwill arising on consolidation	20,303	–	–	–	20,303
Investment properties	–	–	–	32,100	32,100
Deferred income tax assets	961	–	–	21	982
Inventories and development properties	4,009	–	1,098,156	–	1,102,165
Trade and other receivables	4,066	49,231	34,335	15,100	102,732
Cash and cash equivalents	11,266	2,714	2,924	1,957	18,861
Total assets					1,536,021
Addition to property, plant and equipment	7,133	–	7,363	524	15,020
Total liabilities	171,999	5,984	303,850	571,491	1,053,324
Total liabilities includes:					
Short-term borrowings	41,356	–	–	383,535	424,891
Long-term borrowings	68,513	–	–	–	68,513
Trade and other payables	52,585	5,463	320,082	101,542	479,672
Current income tax liabilities	9,545	521	(1,227)	6,057	14,896
Deferred income tax liabilities	–	–	60,975	4,377	65,352
Total liabilities					1,053,324

Geographical information

	Revenue		Non-current assets	
	2016 RMB'000	2015 RMB'000	2016 RMB'000	2015 RMB'000
Hong Kong	–	–	12	12
PRC except Hong Kong	246,879	116,372	313,308	312,251
	246,879	116,372	313,320	312,263

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

31. Segment information (Cont'd)

Geographical information (Cont'd)

In presenting the geographical information, revenue is based on the geographical locations of the customers which the revenue are derived from.

Inter-segment sales are carried out based on agreed term.

Revenue from major customers

Revenue of RMB9,226,000 (2015: RMB10,015,000 and RMB10,971,000) are derived from one (FY2015: two) external customer. These revenues are attributable to the water supply services (FY2015: water supply services) segment.

32. Dividends

No dividend has been paid in respect of the financial year ended 31 December 2016 and 31 December 2015.

At forthcoming Annual General Meeting on 28 April 2017, a special tax-exempt dividend of 30 Singapore cents, which approximate to RMB1.46 per ordinary share for the financial year ended 31 December 2016 will be recommended. These financial statements do not reflect this dividend, which will be accounted for in shareholders' equity as an appropriation of retained profits in the financial year ending 31 December 2017.

33. Contingent liabilities

(a) Guarantees in respect of mortgage facilities

	2016 RMB'000	2015 RMB'000
Guarantees in respect of mortgage facilities for certain buyers	185,657	43,614

A subsidiary of the Group, Yichang Xinshougang Property Development Company Limited ("XSG"), was in cooperation with local government authority and certain financial institutions to arrange mortgage loan facility for its buyers of property and to provide guarantees to secure obligations for such buyers on repayments. As at 31 December 2016, the outstanding guarantees amounted to RMB185,657,000 (2015: RMB43,614,000). Such guarantees will be discharged upon the earlier of (i) issuance of the real estate ownership certificate which will generally be available within three months after the buyers take possession of the relevant property; and (ii) the satisfaction of the relevant mortgage loans by buyers.

Pursuant to the terms of the guarantees, upon default in mortgage payments by these buyers, XSG is responsible to repay the outstanding mortgage principals together with any accrued interest and penalty owed by the defaulted buyers to the financial institutions, and XSG is entitled to take over the legal title and possession of the related properties. XSG's guarantee starts from the dates the financial institutions grant the mortgage loans.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

33. Contingent liabilities (Cont'd)

(a) Guarantees in respect of mortgage facilities (Cont'd)

During the current financial year, three property buyers have defaulted payment against the financial institution. XSG is likely liable for outstanding mortgage principals together with the accrued interest and penalties owed by defaulted buyers to the financial institutions based on the precedent cases in prior financial years. Hence, an amount of RMB4,760,000 (Note 10), has been recognised as an expense in "other operating expenses" in the statement of comprehensive income during the financial year ended 31 December 2016. Due to (i) the cancellation of previously signed purchase agreement by XSG; and (ii) continued repayment of mortgage by property buyer, XSG is no longer required to repay the outstanding mortgage and its interest payment as the guarantor. Therefore, XSG has reversed its previously recognised guarantee loss of RMB5,266,000 (Note 10) which associated with these two properties.

During the last financial year ended 31 December 2015, financial institutions have filed court cases against XSG to claim for mortgage loan as two property buyers have defaulted payment against the financial institution. XSG is likely liable for outstanding mortgage principals together with the accrued interest and penalties owed by defaulted buyers to the financial institutions based on the precedent case in FY2014. Hence, an amount of RMB3,943,000 (Note 10), has been recognised as an expense in "other operating expenses" in the statement of comprehensive income during the financial year ended 31 December 2015.

No further provision has been made for the remaining guarantees as it is likely that the net realisable value of the related properties will be able to repay the outstanding mortgage principals together with the accrued interest and penalty in case of any default in payments. As at the end of the reporting period, management is not aware of any default that required further provision.

(b) On 28 March 2017, the Group announced that its 55% owned subsidiary Yichang Xinshougang Property Development Company Limited ("XSG") has on 24 March 2017 received a Notice of Court from the Yichang City Intermediate Court (the "Notice") to attend a Court hearing in respect of a claim for repayment of loan and accrued interest, amounting to approximately RMB157,000,000, initiated by Yiling District Urban Infrastructure Investment Company ("YDUIIC"). The remaining 45% interests of XSG is owned by Shu Ren Wood (Shenzhen) Limited, an indirect subsidiary of China Resources and Transportation Group Limited ("CRTGL"), a listed entity in Hong Kong.

Under a Cooperation Agreement entered into between the Yichang Government and XSG on 18 August 2006, the Yichang Government had awarded a sum of approximately RMB105,000,000 to XSG ("Award Sum") to partially fund the payment for the purchase of the land use rights for the development project in Meiziya (Note 21). The Award Sum was received by XSG from YDUIIC, instead of Yichang Government on 31 December 2006. YDUIIC is a state-owned entity by the Yichang Government. XSG then utilised the Award Sum for the payment of the land use rights.

On 15 September 2012, the Company entered into a share transfer agreement with CRTGL to acquire 55% interests in XSG. As part of the share transfer agreement, CRTGL had undertaken it shall be responsible for any claims by the PRC government in relation to the Award Sum ("CRTGL Undertaking").

Based on the preliminary legal opinion from the PRC solicitors, the Company is of the view that XSG has reasonable grounds to defend the claim initiated by YDUIIC and has instructed PRC solicitors to defend the claim accordingly.

Based on the preliminary legal opinion from the PRC solicitors and the undertaking from CRTGL, the directors are of the opinion that no provision is required to be made in the financial statements as at 31 December 2016.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

34. Capital commitments

Capital expenditure contracted for at the end of the reporting period but not yet incurred is as follows:

	2016 RMB'000	2015 RMB'000
Computer software	326	326

35. Lease commitments

(a) Operating lease commitments – where the Group is a lessee

The Group leases an administrative office from a non-related party under non-cancellable operating lease agreements. The lease terms are negotiated for an average term of 2 years (2015: 2 years), and the lease agreements are renewable at the end of the lease period at market rate. The rental expenditure charged to profit or loss during the financial year is disclosed in Note 10 to the financial statements.

The future aggregate minimum lease payments under non-cancellable operating leases are as follows:

	2016 RMB'000	2015 RMB'000
Not later than one year	932	476
Between one and five years	–	932
	932	1,408

(b) Operating lease commitments – where the Group is a lessor

The Group leases premises to a non-related party under non-cancellable operating leases. The lessees are required to pay absolute fixed annual increase to the lease payments.

The future minimum lease receivables under non-cancellable operating leases contracted for at the end of the reporting period but not recognised as receivables, are as follows:

	2016 RMB'000	2015 RMB'000
Not later than one year	–	1,319

36. Events occurring after the reporting period

On 3 April 2017, the Company announced the adoption of a scrip dividend scheme, namely China International Holdings Limited Scrip Divided Scheme (the "Scrip Dividend Scheme"). The Scrip Dividend Scheme provides shareholders with the option to elect to receive new ordinary shares in lieu of part only or the entire cash amount of the qualifying dividend declared on their holding of Company's ordinary shares. This is not expected to have any material effect to the Company's and Group's financial statements for the financial year ended 31 December 2016.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

37. New or revised accounting standards and interpretations

Below are the mandatory standards, amendments and interpretations to existing standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 January 2017 or later periods and which the Group has not early adopted:

IFRS/IAS No.	Title	Effective for annual periods beginning on or after
IAS 7	Amendments to IAS 7, "Statement of Cash Flows" regarding disclosure initiative	1 January 2017
IAS 12	Amendments to IAS 12, "Income taxes" regarding the recognition of deferred tax assets for unrealised losses	1 January 2017
IFRS 12	Annual improvements to IFRS 12 "Disclosure of Interests in Other Entities"	1 January 2017
IFRS 9	Financial Instruments	1 January 2018
IFRS15	Amendments to IFRS 15, "Revenue from contracts with customers"	1 January 2018
IFRS 1	Annual improvements of IFRS 1 First time adoption of International Financial Reporting Standards	1 January 2018
IAS 40	Amendments to IAS 40, Transfer of Investment Property	1 January 2018
IAS 28	Annual improvements of IAS 28, "Investments in Associates and Joint Ventures"	1 January 2018
IFRS 2	Amendments to IFRS 2, Classification and Measurement of Share-based Payment Transactions	1 January 2018
IFRIC Interpretation	Foreign Currency Transactions and Advance Considertaion	1 January 2018
IFRS16	Leases	1 January 2019
IFRS 10 and IAS 28	Amendments to IFRS 10 and IAS 28, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Indefinitely pending

The management anticipates that the adoption of the above standards and interpretations in the period of their initial recognition will not have a substantial change in the Group's accounting policies or material impact to the consolidated financial statements of the Group except on the followings:

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

37. New or revised accounting standards and interpretations (Cont'd)

(i) IFRS 9 Financial Instruments and associated amendments to various standards

IFRS 9 replaces the multiple classification and measurements model in IAS 39 Financial instruments: Recognition and Measurement with a single model that has initially only two classification categories: amortised cost and fair value. The Group's financial assets only comprise of loans and receivables measured at amortised cost. Therefore, the Group does not expect the new requirements to have a significant impact on the classification of its financial assets.

For financial liabilities, there were no changes to classification and measurement except for the recognition of changes in own credit risk to other comprehensive income, for liabilities designated at fair value through profit or loss. There will be no impact on the Group's accounting policies for financial liabilities as the Group does not have any of such liabilities.

Besides, a new expected credit loss (ECL) model which involves a three-stage approach whereby financial assets move through the three stages as their credit quality changes. The stage dictates how an entity measures impairment losses and applies the effective interest rate method. A simplified approach is permitted for financial assets that do not have a significant financing component (ie. trade receivables). The Group has yet to undertake a detailed assessment of how its impairment provisions would be affected by this new model, it may result in an earlier recognition of credit losses.

(ii) IFRS 15 Revenue from contracts with customers

This standard will replace IAS 18 which covers contracts for goods and services and IAS 11 which covers construction contracts. Revenue is recognised when control of a good or service transfers to a customer, so the notion of control replaces the existing notion of risks and rewards. The customer obtains control when it has the ability to direct the use of and obtain benefits from the good or service.

A new five-steps process must be applied before revenue can be recognised:

- Identify contracts with customers;
- Identify the separate performance obligation;
- Determine the transaction price of the contract;
- Allocate the transaction price to each of the separate performance obligations; and
- Recognize the revenue as each performance obligation is satisfied.

The standard allows a choice of full retrospective application or prospective application with additional disclosure.

At this stage, the Group is not able to estimate the impact of the new standard over the Group's financial statements. The Group will make more detailed assessment of the impact over the next twelve months.

38. Approval of financial statements

The financial statements were approved and authorised for issue by the Board of Directors on 4 April 2017.

SHAREHOLDING STATISTICS

AS AT 22 MARCH 2017

Authorised Share Capital	:	S$1,000,000,000
Issued and Paid Up Capital	:	S$51,230,187
Class of Shares	:	Ordinary Shares of S$1.00
Voting rights	:	One vote per share

TWENTY LARGEST SHAREHOLDERS

NO.	NAME	NO. OF SHARES	%
1	UOB KAY HIAN PRIVATE LIMITED	15,710,231	30.67
2	CITIBANK NOMINEES SINGAPORE PTE LTD	11,068,456	21.61
3	RAFFLES NOMINEES (PTE) LIMITED	7,587,523	14.81
4	OCBC SECURITIES PRIVATE LIMITED	1,543,301	3.01
5	CHAN SIN MIAN	1,065,750	2.08
6	DBS VICKERS SECURITIES (SINGAPORE) PTE LTD	1,001,150	1.95
7	HONG LEONG FINANCE NOMINEES PTE LTD	922,050	1.80
8	YE TIANYUN	750,000	1.46
9	MAYBANK KIM ENG SECURITIES PTE. LTD.	546,312	1.07
10	ABN AMRO CLEARING BANK N.V.	290,000	0.57
11	LIM CHER HENG	270,495	0.53
12	HENG SEE ENG	227,855	0.44
13	FONG WENG KHIANG	225,000	0.44
14	WONG CHEONG SHEK	200,000	0.39
15	TAI KWANG HAN	195,500	0.38
16	NG JIN NEE BRENDA	151,600	0.30
17	HEE LEE SET	150,000	0.29
18	QUAH WEE LAI	150,000	0.29
19	MAK CHEE FONG	113,700	0.22
20	TAN BRIAN ROY	112,500	0.22
	TOTAL	**42,281,423**	**82.53**

SHAREHOLDING STATISTICS

AS AT 22 MARCH 2017

DISTRIBUTION OF SHAREHOLDINGS

SIZE OF SHAREHOLDINGS	NO. OF SHAREHOLDERS	%	NO. OF SHARES	%
1 - 99	2,762	32.77	137,957	0.27
100 - 1,000	4,473	53.07	1,403,819	2.74
1,001 - 10,000	1,015	12.04	3,241,947	6.33
10,001 - 1,000,000	173	2.05	8,470,049	16.53
1,000,001 AND ABOVE	6	0.07	37,976,411	74.13
TOTAL	**8,429**	**100.00**	**51,230,183**	**100.00**

LIST OF SUBSTANTIAL SHAREHOLDERS

Name of Substantial Shareholders	Direct Interest	%	Deemed Interest	%
Wellful Holdings Limited	14,569,231	28.44	–	–
China Construction Group Inc	11,001,256	21.47	–	–
Wisdom Accord Limited	7,500,000	14.64	–	–
Lin Rongqiang(1)	–	–	14,569,231	28.44
China Construction Holdings Limited(2)	–	–	11,001,256	21.47
Fok Hei Yu(3)	–	–	11,001,256	21.47
John Howard Batchelor(3)	–	–	11,001,256	21.47
Zheng Dagang(4)	–	–	7,500,000	14.64

Footnote:

(1) The sole shareholder of Wellful Holdings Limited is Lin Rongqiang holding 100% of the total issued share capital. Therefore, Lin Rongqiang is deemed to be interested in the 14,569,231 shares beneficially owned by Wellful Holdings Limited by virtue of Section 4 of the Securities and Futures Act (Cap.289).

(2) The sole shareholder of China Construction Group Inc is China Construction Holdings Limited, holding 100% of the total issued share capital. Therefore, China Construction Holdings Limited is deemed to be interested in the 11,001,256 shares beneficially owned by China Construciton Group Inc by virtue of Section 4 of the Securities and Futures Act (Cap.289).

(3) By way of a deed of appointment dated 28 August 2013, Mr. Fok Hei Yu and Mr. John Howard Batchelor were jointly severally appointed as receivers over 100% of the shares in China Construction Group Inc, a company incorporated under the law of Bermuda. China Construction Group Inc in turn holds 11,001,256 shares (representing 21.47% of the shareholding) in China International Holding Limited. Pursuant to Section 4 of the Securities and Future Act (Cap 289), Mr. Fok Hei Yu and Mr. John Howard Batchelor are deemed to have an interest in the shares in China International Holdings Limited.

(4) The sole shareholder of Wisdom Accord Limited is Zheng Dagang, holding 100% of the total issued share capital. Therefore, Zheng Dagang is deemed to be interested in the 7,500,000 shares beneficially owned by Wisdom Accord Limited by virtue of Section 4 of the Securities and Futures Act (Cap.289).

According to the Company's record as at 22 March 2017, there was 35.04% of the Company's shares being held in the hands of the public. Thus, the Company has complied with Rule 723 of the Listing Manual of the SGX-ST.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of CHINA INTERNATIONAL HOLDINGS LIMITED (the ***Company***) will be held at Queen Room Level 2, Copthorne King's Hotel, 403 Havelock Road, Singapore 169632 on Friday, 28 April 2017 at 9.30 a.m. for the following purposes:

AS ORDINARY BUSINESS

1. To receive and adopt the Directors' Statement and the Audited Financial Statements of the Company and the Group for the financial year ended 31 December 2016 together with the Auditors' Report thereon. **(Resolution 1)**

2. To declare a special tax-exempt dividend of 30 Singapore cents per share for the year ended 31 December 2016. (2015: NIL) **(Resolution 2)**

3. To re-elect the following Directors retiring pursuant to the Company's Bye-Law at the forthcoming Annual General Meeting:

   3.1 Mr Shan Chang [Retiring under Bye-Law 104] **(Resolution 3)**
   3.2 Mr Chee Teck Kwong Patrick [Retiring under Bye-Law 104] **(Resolution 4)**

4. To approve the payment of Directors' fees of RMB1,300,000 for the financial year ending 31 December 2017 (2016: RMB1,300,000). **(Resolution 5)**

5. To re-appoint Messrs Nexia TS Public Accounting Corporation, as the auditors of the Company and authorise the Directors to fix their remuneration. **(Resolution 6)**

6. To transact any other ordinary business which may properly be transacted at an Annual General Meeting.

AS SPECIAL BUSINESS

To consider and if thought fit, to pass the following resolutions as Ordinary Resolutions, with or without any modifications:

7. **Authority to issue shares**

   That pursuant to Rule 806 of the Listing Manual of the Singapore Exchange Securities Trading Limited (***SGX-ST***), the Directors of the Company be authorised and empowered to:

   (a) (i) issue shares in the Company (***shares***) whether by way of rights, bonus or otherwise; and/or

   (ii) make or grant offers, agreements or options (collectively, ***Instruments***) that might or would require shares to be issued, including but not limited to the creation and issue of (as well as adjustments to) options, warrants, debentures or other instruments convertible into shares, at any time and upon such terms and conditions and for such purposes and to such persons as the Directors of the Company may in their absolute discretion deem fit; and

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(b) (notwithstanding the authority conferred by this Resolution may have ceased to be in force) issue shares in pursuance of any Instrument made or granted by the Directors while this Resolution was in force,

provided that:

(1) the aggregate number of shares (including shares to be issued in pursuance of Instruments, made or granted to this Resolution) to be issued pursuant to this Resolution shall not exceed 50% of the total number of issued shares (excluding treasury shares) in the capital of the Company (as calculated in accordance with sub-paragraph (3) below), of which the aggregate number of shares to be issued other than on a pro rata basis to shareholders of the Company (including shares to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed 20% of the total number of issued shares (excluding treasury shares) in the capital of the Company (as calculated in accordance with sub-paragraph (3) below);

(2) notwithstanding paragraph (1) above, the aggregate number of shares to be issued pursuant to a pro-rata renounceable rights issue shall not exceed one hundred per cent (100%) of the total number of issued shares (excluding treasury shares) in the capital of the Company (as calculated in accordance with sub-paragraph (3) below) provided that the pro-rata renounceable rights shares must be issued no later than 31 December 2018;

(3) (subject to such manner of calculation as may be prescribed by the SGX-ST for the purpose of determining the aggregate number of shares that may be issued under sub-paragraphs (1) and (2) above, the total number of issued shares (excluding treasury shares) shall be based on the number of issued shares (excluding treasury shares) in the capital of the Company as at the time this Resolution is passed, after adjusting for:

(a) new shares arising from the conversion or exercise of any convertible securities;

(b) new shares arising from the exercising share options or vesting of share awards which are outstanding or subsisting at the time this Resolution is passed; and

(c) any subsequent bonus issue, consolidation or subdivision of shares;

(4) in exercising the authority conferred by this Resolution, the Company shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX- ST) and the Bye-Laws of the Company; and

(5) unless revoked or varied by the Company in a general meeting, the authority conferred by this Resolution shall continue in force (i) until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is earlier.
[See Explanatory Note (i)] **(Resolution 7)**

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8. **Authority to issue shares under the CIHL Share Option Scheme**

   That the Directors of the Company be authorised and empowered to offer and grant options under the CIHL Share Option Scheme (***the 2010 Scheme***) and to issue from time to time such number of shares in the capital of the Company as may be required to be issued pursuant to the exercise of options granted by the Company under the 2010 Scheme, whether granted during the subsistence of this authority or otherwise, provided always that the aggregate number of additional ordinary shares to be issued pursuant to the 2010 Scheme and such other share-based incentive scheme shall not exceed 15% of the total number of issued shares (excluding treasury shares) in the capital of the Company from time to time and that such authority shall, unless revoked or varied by the Company in a general meeting, continue in force until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is earlier.
   [See Explanatory Note (ii)] **(Resolution 8)**

9. Authority to issue shares under the CIHL Performance Share Plan

   That the Directors of the Company be authorised and empowered to offer and grant awards under the CIHL Performance Share Plan (***the Plan***) and to issue from time to time such number of shares in the capital of the Company as may be required to be issued pursuant to the vesting of awards under the Plan, whether granted during the subsistence of this authority or otherwise, provided always that the aggregate number of additional ordinary shares to be issued pursuant to the Plan and such other share-based incentive scheme (including the CIHL Share Option Scheme) shall not exceed 15% of the total number of issued shares (excluding treasury shares) in the capital of the Company from time to time and that such authority shall, unless revoked or varied by the Company in a general meeting, continue in force until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is earlier.
   [See Explanatory Note (iii)] **(Resolution 9)**

10. **Authority to issue shares under the CIHL Scrip Dividend Scheme**

    That pursuant to Rule 806 of the Listing Manual of the SGX-ST, the Directors of the Company be and are hereby authorised and empowered to issue such number of shares in the Company as may be required to be issued pursuant to the CIHL Scrip Dividend Scheme from time to time and that such authority shall, unless revoked or varied by the Company in a general meeting, continue in force until the conclusion of the next Annual General Meeting of the Company or the date by which the next Annual General Meeting of the Company is required by law to be held, whichever is earlier.
    [See Explanatory Note (iv)] **(Resolution 10)**

By Order of the Board

Claudia Teo Kwee Yee
Company Secretary

Singapore, 12 April 2017

NOTICE OF ANNUAL GENERAL MEETING

Explanatory Notes:

(i) The Ordinary Resolution 7 proposed in item 7 above, if passed, will empower the Directors of the Company from the date of this Annual General Meeting until the date of the next Annual General Meeting of the Company, or the date by which the next Annual General Meeting of the company is required by law to be held or such authority is varied or revoked by the Company in a general meeting, whichever is the earlier, to issue shares, make or grant Instruments convertible into shares and to issue shares pursuant to such instruments, up to a number not exceeding fifty per cent (50%) of the issued share capital of the Company (excluding treasury shares), of which up to twenty per cent (20%) may be issued other than on a pro rata basis to existing shareholders of the Company, save that issues of shares pursuant to a pro-rata renounceable rights issue shall not exceed one hundred per cent (100%) of the issued share capital of the Company (excluding treasury shares) provided that the pro-rata renounceable rights shares must be listed and issued no later than 31 December 2018.

For determining the aggregate number of shares that may be issued, the percentage of issued shares in the capital of the Company will be calculated based on the total number of issued shares (excluding treasury shares) in the capital of the Company at the time this Resolution is passed after adjusting for new shares arising from the conversion or exercise of the Instruments or any convertible securities, the exercise of share options or the vesting of share awards outstanding or subsisting at the time when this Resolution is passed and any subsequent consolidation or subdivision of shares.

(ii) The Ordinary Resolution 8 proposed in item 8 above, if passed, will empower the Directors of the Company, from date of this Annual General Meeting until the next Annual General Meeting of the Company, or the date by which the next Annual General Meeting of the Company is required by law to be held or such authority is varied or revoked by the Company in a general meeting, whichever is the earlier, to issue shares in the Company pursuant to the exercise of options granted or to be granted under the Scheme and such other share-based incentive scheme up to a number not exceeding in total (for the entire duration of the Scheme) 15% of the total number of issued shares (excluding treasury shares) in the capital of the Company from time to time.

(iii) The Ordinary Resolution 9 proposed in item 9 above, if passed, will empower the Directors of the Company, from date of this Annual General Meeting until the next Annual General Meeting of the Company, or the date by which the next Annual General Meeting of the Company is required by law to be held or such authority is varied or revoked by the Company in a general meeting, whichever is the earlier, to issue shares in the Company pursuant to the vesting of awards under the Plan and such other share-based incentive scheme (including CIH Share Option Scheme) up to a number not exceeding in total (for the entire duration of the Plan) 15% of the total number of issued shares (excluding treasury shares) in the capital of the Company from time to time.

(iv) The Ordinary Resolution 10 proposed in item 10 above, if passed, will empower the Directors of the Company, from the date of this Annual General meeting until the next Annual General Meeting of the Company, or the date by which the next Annual General Meeting of the Company is required by law to be held or when such authority is varied or revoked by the Company in a general meeting, whichever is the earlier, to issue shares in the Company from time to time pursuant to the CIHL Scrip Dividend Scheme. Please refer to the Company's announcement dated 3 April 2017 for details on the CIHL Scrip Dividend Scheme.

Notes:

1. A Shareholder being a Depositor whose name appears in the records of the Depository is entitled to appoint no more than two proxies to attend and vote in his/her stead. A proxy need not be a Member of the Company. A Depositor's name must appear on the Depository Register maintained by The Central Depository (Pte) Limited as at forty-eight (48) before the time appointed for Annual General Meeting ("AGM") in order for the Depositor to be entitled to attend and vote at the AGM.

2. If a Depository wishes to appoint a proxy/proxies to attend the AGM, then he/she must complete and deposit the duly completed Depository Proxy Form at the office of the Company's Singapore Transfer Agent, Boardroom Corporate & Advisory Services (Pte) Ltd at 50 Raffles Place, #32-01, Singapore Land Tower, Singapore 048623 at least 48 hours before the time of the AGM.

3. If the Depositor is a corporation, the instrument appointing a proxy must be executed under seal or the hand of its duly authorised officer or attorney.

PERSONAL DATA PRIVACY

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents or service providers), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

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CHINA INTERNATIONAL HOLDINGS LIMITED ANNUAL REPORT 2016

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