Glorious Property Holdings Limited
恒盛地產控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00845)

ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2012

The board of directors (the "Board") of Glorious Property Holdings Limited (the "Company") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (together, the "Group") for the year ended 31 December 2012 ("2012 Annual Results"). The 2012 Annual Results have been reviewed by the audit committee of the Company (the "Audit Committee") and approved by the Board on 5 February 2013.

FINANCIAL HIGHLIGHTS

- Revenue decreased by 12.5% to RMB8,384.7 million and the average selling price was RMB8,040 per sq.m..
- Profit attributable to shareholders decreased by 51.2% to RMB1,081.6 million.
- Gearing ratio was 68.8%, comparable to that for 2011.
- Equity attributable to shareholders increased 6.5% to RMB18,151.1 million.
- The Group achieved property sales of RMB10,930.4 million. The GFA sold was 1,274,602 sq.m..
- The total land bank of the Group was 16.2 million sq.m. and the average land cost was RMB1,302 per sq.m..

The figures in respect of the preliminary announcement of the Group's results for the year ended 31 December 2012 have been agreed by the Group's auditor, PricewaterhouseCoopers, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by PricewaterhouseCoopers in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by PricewaterhouseCoopers on the preliminary announcement.

OVERALL RESULTS

For the year ended 31 December 2012, the Group recorded a consolidated revenue of RMB8,384.7 million, representing a decrease of 12.5% compared to RMB9,585.4 million in 2011. The Group's profit attributable to shareholders for the year ended 31 December 2012 was RMB1,081.6 million, representing a decrease of 51.2% compared to RMB2,215.7 million for 2011. Profit attributable to shareholders for the year ended 31 December 2012 (excluding the fair value gain of investment properties and the related tax effect and other one-off gain/losses) amounted to RMB703.4 million, representing a decrease of 59.5% from RMB1,734.9 million for 2011.

Earnings per share for the year ended 31 December 2012 were RMB0.14 (2011: RMB0.28).

The Board has resolved not to recommend for shareholders' approval at its forthcoming annual general meeting the payment of a final dividend for the year ended 31 December 2012.

MARKET REVIEW

Under the influence of the European sovereign debt crisis and the economic recession as well as the slackened growth of major economies in 2012, the overall growth of the global economy slowed down remarkably. Being affected by the external economy, the economic growth of China also experienced a substantial year-on-year ("YOY") decrease. The Central Government of China continued to implement the "Home Purchase Restriction" which was the key of its austerity measures on the property market while stepping up its support to the rigid demand since the second quarter of the year, in response to the need in securing the economic growth. Hence, there was a gradual rebound in the trading volume of the property market and the decline of the property price was alleviated gradually. Based on the condition of 2012, the overall operation of the property market was stable due to the continual effect exerted by a series of austerity measures. Concurrently, both the investment and speculative demand were curbed effectively and the housing demand for self-use purposes became the mainstream in the market. A mild growth in property price on a YOY basis was recorded in major cities. The trading volume continued to recover and the market sentiment became generally rational.

In 2012, in order to cope with market challenges, the Group adopted active and flexible sales and pricing strategies, accelerated the sales of inventory and lifted up the sales of existing projects, still achieving a satisfactory performance on the whole.

BUSINESS REVIEW

I. Revenue

For the year ended 31 December 2012, the Group recorded a consolidated revenue of RMB8,384.7 million, representing a decrease of 12.5% from RMB9,585.4 million in 2011. The sold and delivered GFA increased by 3.0% to 1,042,891 sq.m. during the year from 1,012,818 sq.m. for last year. The average selling price recognised decreased by 15.0% to RMB8,040 per sq.m. from RMB9,460 per sq.m. for last year.

In 2012, the Group recognised revenue for 18 projects. Among which, revenue from the sales of 7 projects in first-tier cities (Shanghai and Beijing) accounted for 19.9%. Revenue from the sales of 11 projects in second- and third-tier cities (Tianjin, Wuxi, Hefei, Shenyang, Harbin, Changchun and Nantong), accounted for 80.1%. According to the total GFA sold and delivered in 2012, approximately 5.0% was contributed by projects in Shanghai Region, 48.0% by projects in Yangtze River Delta (excluding Shanghai), 1.3% by projects in Pan Bohai Rim and 45.7% by projects in Northeast China.

Projects sold and delivered in 2012 and 2011 included:

		2012			2011		
Projects sold and delivered	**City**	**Revenue** *(RMB'000)*	**GFA sold and delivered** *(sq.m.)*	**Average selling price recognised** *(RMB per sq.m.)*	Revenue *(RMB'000)*	GFA sold and delivered *(sq.m.)*	Average selling price recognised *(RMB per sq.m.)*
Sunshine Venice	Shanghai	**17,669**	**657**	**26,893**	23,893	1,032	23,152
Chateau De Paris	Shanghai	**2,217**	**302**	**7,341**	16,171	2,327	6,949
Shanghai Park Avenue	Shanghai	**1,168**	**212**	**5,509**	2,500	467	5,353
Shanghai Bay	Shanghai	**1,057,294**	**17,284**	**61,172**	1,319,933	19,501	67,685
Royal Lakefront	Shanghai	**462,516**	**33,850**	**13,664**	3,494,509	265,159	13,179
Sunshine Bordeaux	Beijing	**63,654**	**8,034**	**7,923**	526,558	67,262	7,828
Royal Mansion	Beijing	**67,007**	**2,812**	**23,830**	111,188	4,820	23,068
Sunshine Holiday	Tianjin	**25,996**	**2,433**	**10,686**	24,415	1,630	14,979
No.1 City Promotion	Wuxi	**6,172**	**1,028**	**6,004**	28,455	4,324	6,581
Nantong Glorious Chateau	Nantong	**33,655**	**6,326**	**5,320**	938,993	194,910	4,818
Nantong Villa Glorious	Nantong	**1,557,654**	**186,730**	**8,342**	–	–	N/A
Nantong Royal Bay	Nantong	**836,077**	**65,390**	**12,786**	–	–	N/A
Hefei Villa Glorious	Hefei	**559,284**	**87,899**	**6,363**	529,138	98,720	5,360
Hefei Royal Garden	Hefei	**781,114**	**152,977**	**5,106**	–	–	N/A
Sunny Town	Shenyang	**510,724**	**74,737**	**6,834**	713,506	116,816	6,108
Harbin Villa Glorious	Harbin	**618,475**	**84,759**	**7,297**	1,852,476	235,850	7,854
Harbin Royal Garden	Harbin	**1,007,834**	**129,521**	**7,781**	–	–	N/A
Changchun Villa Glorious	Changchun	**775,971**	**187,940**	**4,129**	–	–	N/A
Subtotal		**8,384,481**	**1,042,891**	**8,040**	9,581,735	1,012,818	9,460
Other revenue		**259**			3,708		
Total		**8,384,740**			9,585,443		

II. Property Sales

In 2012, the Group recorded property sales of RMB10,930.4 million, representing a YOY decrease of 18.0%. The GFA sold was 1.3 million sq.m., representing a YOY decrease of 18.5%. Among which, property sales of Shanghai Region accounted for approximately 41.0% of the total property sales of the Group, amounting to RMB4,481.6 million and representing a YOY increase of 21.0%. The GFA sold of Shanghai Region was 305,092 sq.m. with a YOY increase of 89.1%. Property sales of Northeast China amounted to RMB3,355.9 million, and GFA sold amounted to 529,309 sq.m. Regarding the property sales of individual projects, Shanghai City Glorious in Shanghai Region realised strong sales, achieving a sales absorption rate of 91%. Hefei Royal Garden in Yangtze River Delta was well-received by local home buyers and achieved a sales absorption rate of over 85%. In addition, since Nantong Royal Bay in Yangtze River Delta adopted flexible market pricing and sales strategies in the second half of 2012, the annual sales of the project was significantly improved.

Property sales and GFA sold by region in 2012 and 2011:

Region	**Property Sales** ***(RMB'000)***			**GFA Sold** ***(sq.m.)***		
	2012	2011	Change (%)	**2012**	2011	Change (%)
Shanghai Region	**4,481,590**	3,703,754	21.0%	**305,092**	161,339	89.1%
Yangtze River Delta	**2,355,261**	3,976,077	-40.8%	**335,114**	569,468	-41.2%
Pan Bohai Rim	**737,649**	1,374,484	-46.3%	**105,087**	134,263	-21.7%
Northeast China	**3,355,924**	4,267,681	-21.4%	**529,309**	699,731	-24.4%
Total	**10,930,424**	13,321,996	-18.0%	**1,274,602**	1,564,801	-18.5%

In 2013, the Group expects to launch 21 projects to the market for sale, including Shanghai Bay, Shanghai City Glorious and Royal Lakefront in Shanghai Region; Nanjing Royal Bay, Nantong Glorious Chateau, Nantong Royal Garden, Nantong Villa Glorious, Nantong Royal Bay, Hefei Royal Garden, Hefei Bashangjie Project and No.1 City Promotion in Yangtze River Delta; Glorious Artstyle Townhouse, Royal Mansion, Sunshine Holiday, Tianjin Royal Bay Seaside and Tianjin Royal Bay Lakeside in Pan Bohai Rim; and Sunny Town, Dalian Villa Glorious, Changchun Villa Glorious, Harbin Villa Glorious and Harbin Royal Garden in Northeast China. The Group expects the total saleable area in 2013 will be approximately 2.1 million sq.m..

Projects which are expected to be available for sale in 2013:

	City	Project	Saleable GFA *(sq.m.)*	Interests Attributable to the Group
Shanghai Region				
1	Shanghai	Shanghai Bay	92,851	100%
2	Shanghai	Shanghai City Glorious	341,212	100%
3	Shanghai	Royal Lakefront	1,401	100%
	Subtotal:		**435,464**	
Yangtze River Delta				
4	Nanjing	Nanjing Royal Bay	204,395	60%
5	Nantong	Nantong Glorious Chateau	97,437	100%
6	Nantong	Nantong Royal Garden	61,000	100%
7	Nantong	Nantong Villa Glorious	79,125	100%
8	Nantong	Nantong Royal Bay	198,035	100%
9	Hefei	Hefei Royal Garden	85,378	100%
10	Hefei	Hefei Bashangjie Project	166,286	100%
11	Wuxi	No.1 City Promotion	54,672	100%
	Subtotal:		**946,328**	
Pan Bohai Rim				
12	Beijing	Glorious Artstyle Townhouse	13,205	100%
13	Beijing	Royal Mansion	13,511	100%
14	Tianjing	Sunshine Holiday	23,100	100%
15	Tianjing	Tianjin Royal Bay Seaside	63,418	100%
16	Tianjing	Tianjin Royal Bay Lakeside	41,000	70%
	Subtotal:		**154,234**	
Northeast China				
17	Shenyang	Sunny Town	39,037	100%
18	Dalian	Dalian Villa Glorious	122,723	100%
19	Changchun	Changchun Villa Glorious	265,589	100%
20	Harbin	Harbin Villa Glorious	60,567	100%
21	Harbin	Harbin Royal Garden	66,583	100%
	Subtotal:		**554,499**	
	Total		**2,090,525**	

Shanghai Region, Yangtze River Delta, Pan Bohai Rim and Northeast China accounts for 20.8%, 45.3%, 7.4% and 26.5% respectively of the Group's total resources which are expected to be available for sale in 2013. Shanghai Region, Yangtze River Delta and Northeast China will be major regions in contributing to the sales of the Group in 2013.

III. Construction and Development

In 2012, the total residential GFA completed by the Group was approximately 1.3 million sq.m.. Projects under construction in all regions progressed as planned, adding another 750,000 sq.m. to the new construction area.

During the period, the Group entirely fostered the establishment of standardisation system and further strengthened its project management, construction management, cash flow management and capital management, the management efficiency and project control were further enhanced. By reinforcing the management capabilities of the cost management center and project management center and establishing a sturdy mechanism in project quality management, the Group endeavored to strike a sustainable balance between project quality enhancement and progress of projects.

IV. Land Bank

The Group maintained a prudent investment strategy in acquiring land and reasonably acquired new land based on the condition of cash flow and financial resources.

During the year, the Group consistently adhered to its prudent investment strategy to secure a safe cash flow. No new land was acquired.

As at 31 December 2012, the total land bank of the Group was 16.2 million sq.m., which was sufficient to meet its development need over the next five years. The average land cost was RMB1,302 per sq.m.. The relatively low-cost land bank provided the Group with a strong foundation in maintaining its sustainable development and generating higher profit margins in the future.

The Group's land bank was evenly distributed over first-, second- and third-tier cities, of which 21.8% in first-tier cities and 78.2% in second- and third-tier cities.

Overview of land bank by project as at 31 December 2012:

Project		City	Location	Use	Land Bank *(sq.m.)*	Average Land Cost *(RMB/sq.m.)*	Interest Attributable to the Group
Shanghai Region							
1	Shanghai Bay	Shanghai	Xuhui District	Residential, hotel, office and commercial	751,111	611	100%
2	Sunshine Venice	Shanghai	Putuo District	Residential, hotel and commercial	41,757	554	100%
3	Royal Lakefront	Shanghai	Fengxian District	Residential and commercial	137,551	1,870	100%
4	Shanghai City Glorious	Shanghai	Baoshan District	Residential and commercial	866,019	923	100%
5	Caohejing Project	Shanghai	Xuhui District	Office, hotel and commercial	121,300	9,703	100%
6	Zhongcao Xincun Project	Shanghai	Xuhui District	Serviced apartment and commercial	91,000	9,703	100%
Subtotal					**2,008,738**	**1,791**	
Yangtze River Delta							
7	Nantong Glorious Chateau	Nantong	Rugao Economic Development Zone	Residential and commercial	4,164,840	322	100%
8	Nantong Royal Garden	Nantong	Rugao Town	Residential and commercial	388,859	1,234	100%
9	Nantong Glorious Plaza	Nantong	Xincheng District	Hotel, office and commercial	297,486	348	100%
10	Nantong Royal Bay	Nantong	Chongchuan District	Residential, office and commercial	633,737	4,719	100%
11	Nantong Villa Glorious	Nantong	Chongchuan District	Residential and commercial	10,964	2,707	100%
12	No.1 City Promotion	Wuxi	Wuxi New District	Residential, hotel and commercial	425,207	679	100%
13	Classical Life	Suzhou	Changshu New District	Residential and commercial	10,052	1,446	100%
14	Hefei Villa Glorious	Hefei	Yaohai District	Residential and commercial	53,915	680	100%
15	Hefei Bashangjie Project	Hefei	Yaohai District	Residential, hotel, office and commercial	1,347,100	881	100%
16	Hefei Royal Garden	Hefei	Luyang District	Residential, hotel and commercial	300,007	1,207	100%
17	Nanjing Royal Bay	Nanjing	Xiaguan District	Residential and commercial	663,913	6,013	60%
Subtotal					**8,296,080**	**1,305**	

Project		City	Location	Use	Land Bank *(sq.m.)*	Average Land Cost *(RMB/sq.m.)*	Interest Attributable to the Group
Pan Bohai Rim							
18	Sunshine Holiday	Tianjin	Hedong District East	Residential, hotel and commercial	72,281	799	100%
19	Tianjin Royal Bay Seaside	Tianjin	Dagang District	Residential, hotel and commercial	841,727	1,396	100%
20	Tianjin Royal Bay Lakeside	Tianjin	Tuanbohu District	Residential and commercial	1,567,303	1,225	70%
21	Royal Mansion	Beijing	Haidian District	Residential and commercial	90,406	3,395	100%
22	Sunshine Bordeaux	Beijing	Daxing District	Residential and commercial	1,320,752	493	100%
23	Glorious Artstyle Townhouse	Beijing	Daxing District	Residential and commercial	100,270	3,862	100%
Subtotal					**3,992,739**	**1,127**	
Northeast China							
24	Harbin Villa Glorious	Harbin	Qunli New District	Residential and commercial	43,732	979	100%
25	Harbin Royal Garden	Harbin	Qunli New District	Residential and commercial	5,932	2,451	100%
26	Sunny Town	Shenyang	Yuhong District	Residential and commercial	120,023	1,133	100%
27	Changchun Villa Glorious (East)	Changchun	Gaoxin District	Residential and commercial	358,471	868	100%
28	Changchun Villa Glorious (West)	Changchun	Gaoxin District	Residential and commercial	845,088	1,004	100%
29	Dalian Villa Glorious	Dalian	Jinzhou New District	Residential and commercial	165,375	1,674	100%
30	Dalian Plot No.200	Dalian	Jinzhou New District	Residential and commercial	344,000	1,497	70%
Subtotal					**1,882,621**	**1,139**	
Total					**16,180,178**	**1,302**	

V. Development of Commercial Properties

The Group steadily fostered the development of its commercial properties. As at 31 December 2012, approximately 200,000 sq.m. of commercial properties were completed by the Group, and around 800,000 sq.m. of commercial property projects were still under construction.

Retail commercial properties, high-end office buildings and high-end hotels will account for 64%, 20% and 16% of the total commercial properties of the Group respectively. The Group plans to possess most of the commercial properties to secure stable rental income.

FUTURE OUTLOOK

Under the condition of persistent European sovereign debt crisis, the fiscal contraction and the U.S. fiscal cliff unsolved in 2013, the developed economies in the world still have to encounter severe challenges in the economic recovery, therefore, facing uncertainties in the prospects of the economic growth. Under the influence of the external economic conditions, emerging economies are going to encounter higher risks in their economic growth as well. In 2013, it is expected that the Chinese economy will rise moderately, but will also encounter both the unfavorable external economic conditions and the new challenges given by the need to change the ways in the economic development in China. In the Central Economic Work Conference of China held at the end of last year, the importance in fostering a sustainable and a healthy development of the economy was stressed. The expansion in domestic demand, the acceleration in urbanisation, the continual implementation of proactive fiscal policies and the prudent monetary policies will provide favorable external conditions to property developers.

In 2013, it is expected that the austerity measures on the property market imposed by the Central Government of China will continue and the Home Purchase Restrictions are unlikely to be withdrawn in the short run. Local governments will continue to implement the austerity measures and will establish long-term mechanism and system in regulating and controlling the property market at the same time, fostering the healthy development of the property market in the long term.

Hence, it is expected that property market in China will generally experience a stable development in 2013. The external operating environment for property developers will become more stable. Property developers have to consolidate their foundation in business fundamentals and to formulate their own development strategies according to the market needs, so as to achieve sound operating performance and survive amid market competition.

Market Strategy

The Group will continue to adhere to its flexible sales and pricing strategies, speeding up the sales and cash inflows of projects. Newly-launched projects will be priced according to the market condition and effective sales strategies will also be formulated to accelerate the sales absorption rate of projects, fulfilling the rigid demand of the market.

Investment Strategy

The Group will continue to adhere to its prudent investment strategy and will select new land acquisitions prudently upon the availability of sufficient cash flow and safe liquidity condition. The goal in enhancing the land bank composition and achieving sustainable development in existing cities will be emphasized and new projects of low cost and fast turnover rate will be acquired to cater to the rigid demand. The construction and sales of new projects will be ensured to speed up sales and cash inflow.

Operational Strategy

The Group will continue to foster the product standardisation and dedicate to the development of exquisite projects to meet the demand of self-use purposes of the market. The asset turnover will be expedited and the return of shareholders' funds will be increased. The Group will make efforts to further enhance the decision-making system and control system and improve the execution capability in various operational levels.

Financial Strategy

The Group will emphasize on strengthening the management of operating cash flow and will endeavor to increase cash flow for sales. The Company will stringently implement budget management on capital expenditure. Meanwhile, it will continue to optimise its debt structure, strive to lower the cost of capital and strictly control the net gearing ratio at a reasonable level to ensure the financial stability of the Group.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Year ended 31 December 2012

RMB'000	Note	**2012**	2011
Revenue	2	**8,384,740**	9,585,443
Cost of sales		**(6,463,366)**	(5,788,246)
Gross profit		**1,921,374**	3,797,197
Other income	3	**82,043**	182,695
Other gains, net	4	**520,077**	724,419
Selling and marketing expenses		**(235,457)**	(240,998)
Administrative expenses		**(405,582)**	(435,957)
Finance costs	5	**(8,326)**	(2,526)
Share of (loss)/profit of an associate		**(1,704)**	338
Share of loss of a jointly controlled entity		**(3,382)**	(4,143)
Profit before income tax		**1,869,043**	4,021,025
Income tax expenses	6	**(790,855)**	(1,811,944)
Profit for the year		**1,078,188**	2,209,081
Profit for the year attributable to:			
– the owners of the Company		**1,081,631**	2,215,654
– non-controlling interests		**(3,443)**	(6,573)
		1,078,188	2,209,081
Other comprehensive income		**–**	–
Total comprehensive income for the year		**1,078,188**	2,209,081
Total comprehensive income for the year attributable to:			
– the owners of the Company		**1,081,631**	2,215,654
– non-controlling interests		**(3,443)**	(6,573)
		1,078,188	2,209,081
Earnings per share for profit attributable to the owners of the Company (expressed in RMB per share)			
– Basic	7	**0.14**	0.28
– Diluted	7	**0.14**	0.28

CONSOLIDATED BALANCE SHEET
As at 31 December 2012

RMB'000	Note	**2012**	2011
ASSETS			
Non-current assets			
Property, plant and equipment		**1,102,115**	722,872
Investment properties		**10,607,946**	8,557,663
Intangible assets		**2,305**	2,833
Investment in an associate		**4,485**	6,189
Investment in a jointly controlled entity		**22,385**	25,767
Loan to a jointly controlled entity		**1,978,997**	1,967,905
Deferred income tax assets		**312,487**	308,027
		14,030,720	11,591,256
Current assets			
Properties under development		**22,256,445**	22,862,050
Completed properties held for sale		**5,044,360**	2,929,268
Inventories		**7,275**	6,849
Trade and other receivables and prepayments	9	**7,774,301**	9,942,396
Prepaid taxes		**213,886**	205,995
Restricted cash		**2,307,440**	2,145,255
Cash and cash equivalents		**992,749**	1,021,098
		38,596,456	39,112,911
Total assets		**52,627,176**	50,704,167
EQUITY			
Capital and reserves attributable to the owners of the Company			
Share capital		**68,745**	68,745
Share premium		**7,822,982**	7,822,982
Reserves		**10,259,343**	9,159,191
		18,151,070	17,050,918
Non-controlling interests		**1,290,735**	1,293,778
Total equity		**19,441,805**	18,344,696

RMB'000	Note	**2012**	2011
LIABILITIES			
Non-current liabilities			
Borrowings	10	**9,689,677**	5,583,223
Deferred income tax liabilities		**1,654,072**	1,476,239
Obligation under finance lease		**17,571**	17,396
		11,361,320	7,076,858
Current liabilities			
Advanced proceeds received from customers		**5,668,013**	6,915,588
Trade and other payables	11	**5,606,416**	4,751,758
Income tax payable		**4,454,249**	4,311,586
Borrowings	10	**6,094,505**	9,302,813
Obligation under finance lease		**868**	868
		21,824,051	25,282,613
Total liabilities		**33,185,371**	32,359,471
Total equity and liabilities		**52,627,176**	50,704,167
Net current assets		**16,772,405**	13,830,298
Total assets less current liabilities		**30,803,125**	25,421,554

NOTES:

1 Basis of preparation

The consolidated financial statements are prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). The consolidated financial statements have been prepared in accordance with the HKFRSs under the historical cost convention, as modified by the revaluation of investment properties.

(i) Change in accounting policy

In December 2010, the HKICPA amended HKAS 12 "Income taxes" to introduce an exception to the principle for the measurement of deferred tax assets or liabilities arising on an investment property measured at fair value. HKAS 12 requires an entity to measure the deferred tax relating to an asset depending on whether the entity expects to recover the carrying amount of the asset through use or sale. The amendment introduces a rebuttable presumption that an investment property measured at fair value is recovered entirely by sale. The amendment is applicable retrospectively to annual periods beginning on or after 1 January 2012 with early adoption permitted.

The Board considers the Group's business model is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Accordingly, the presumption is rebutted and related deferred tax is not remeasured upon the adoption of this amendment.

There are no other amended standards or interpretations that are effective for the first time for the financial year beginning on or after 1 January 2012 that would be expected to have a material impact on the Group.

(ii) Standards, amendments and interpretations that are not yet effective and have not been early adopted by the Group

The following new standards and amendments to standards have been published but are not effective for the financial year beginning 1 January 2012 and the Group has not early adopted:

- HKAS 1 (Amendment) "Presentation of financial statements" requires entities to group items presented in "other comprehensive income" on the basis of whether they are potentially reclassifiable to profit or loss subsequently (reclassification adjustments). HKAS 1 (Amendment) will be effective for accounting period beginning on or after 1 July 2012.

- HKFRS 9 "Financial instruments" addresses the classification, measurement and recognition of financial assets and financial liabilities. HKFRS 9 was issued in November 2009 and October 2010. It replaces the parts of HKAS 39 that relate to the classification and measurement of financial instruments. HKFRS 9 requires financial assets to be classified into two measurement categories: those measured as at fair value and those measured at amortised cost. The determination is made at initial recognition. The classification depends on the entity's business model for managing its financial instruments and the contractual cash flow characteristics of the instrument. For financial liabilities, the standard retains most of the HKAS 39 requirements. The main change is that, in cases where the fair value option is taken for financial liabilities, the part of a fair value change due to an entity's own credit risk is recorded in other comprehensive income rather than the income statement, unless this creates an accounting mismatch. HKFRS 9 will be effective for accounting period beginning on or after 1 January 2015.

- HKFRS 10 "Consolidated financial statements" builds on existing principles by identifying the concept of control as the determining factor in whether an entity should be included within the consolidated financial statements of the parent company. The standard provides additional guidance to assist in the determination of control where this is difficult to assess. HKFRS 10 will be effective for the accounting period beginning on or after 1 January 2013.

- HKFRS 11 "Joint arrangements" is a more realistic reflection of joint arrangements by focusing on the rights and obligations of the arrangement rather than its legal form. There are two types of joint arrangement: joint operations and joint ventures. Joint operations arise where a joint operator has rights to the assets and obligations relating to the arrangement and hence accounts for its interest in assets, liabilities, revenue and expenses. Joint ventures arise where the joint operator has rights to the net assets of the arrangement and hence equity accounts for its interest. Proportional consolidation of joint ventures is no longer allowed. HKFRS 11 will be effective for accounting period beginning on or after 1 January 2013.

- HKFRS 12 "Disclosures of interests in other entities" includes the disclosure requirements for all forms of interests in other entities, including joint arrangements, associates, special purpose vehicles and other off balance sheet vehicles. HKFRS 12 will be effective for the accounting period beginning on or after 1 January 2013.

- HKFRS 13 "Fair value measurement" aims to improve consistency and reduce complexity by providing a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across HKFRSs. The requirements do not extend the use of fair value accounting but provide guidance on how it should be applied where its use is already required or permitted by other standards within HKFRSs. HKFRS 13 will be effective for the accounting period beginning on or after 1 January 2013.

The Group has already commenced an assessment of the impact of the above new standards or amendments but is not yet in a position to state whether these new standards or amendments would have a significant impact on its results of operations and financial position.

2 Segment information

The Executive Directors have been identified as the chief operating decision-maker. Management determines the operating segments based on the Group's internal reports, which are submitted to the Executive Directors for performance assessment and resources allocation.

The Executive Directors consider the business from geographical perspective and assesses the performance of property development in four reportable operating segments, namely Shanghai Region, Yangtze River Delta (excluding Shanghai), Pan Bohai Rim and Northeast China.

The Executive Directors assess the performance of the operating segments based on a measure of segment results. This measurement basis excludes the effects of non-recurring expenditure from the operating segments. Other information provided, except as noted below, to the Executive Directors is measured in a manner consistent with that in the consolidated financial statements.

Total segment assets excluded deferred income tax assets and other unallocated corporate assets. Other unallocated corporate assets represent interest expenses incurred at corporate level which have been capitalised on qualifying assets of the four reportable operating segments.

Sales between segments are carried out in terms equivalent to those that prevail in arm's length transactions. The revenue from external parties reported to the Executive Directors is measured in a manner consistent with that in the consolidated statement of comprehensive income.

RMB'000	**Shanghai Region**	**Yangtze River Delta (excluding Shanghai)**	**Pan Bohai Rim**	**Northeast China**	**Others**	**Total**
Year ended 31 December 2012						
Total revenue	**1,545,099**	**3,773,956**	**156,657**	**2,913,004**	**–**	**8,388,716**
Inter-segment revenue	**(3,976)**	**–**	**–**	**–**	**–**	**(3,976)**
Revenue (from external customers)	**1,541,123**	**3,773,956**	**156,657**	**2,913,004**	**–**	**8,384,740**
Segment results	**402,519**	**652,552**	**(96,223)**	**475,931**	**(77,850)**	**1,356,929**
Depreciation and amortisation	**(12,757)**	**(3,764)**	**(4,404)**	**(2,743)**	**(1,951)**	**(25,619)**
Fair value changes of investment properties	**222,975**	**287,151**	**1,574**	**(7,420)**	**–**	**504,280**
Interest income	**2,702**	**36,573**	**1,075**	**651**	**778**	**41,779**
Finance costs	**(2,838)**	**(1,347)**	**(60)**	**(4,081)**	**–**	**(8,326)**
Income tax expenses	**(229,999)**	**(358,519)**	**8,896**	**(211,223)**	**–**	**(790,855)**
Year ended 31 December 2011						
Total revenue	4,872,900	1,496,586	662,161	2,565,982	–	9,597,629
Inter-segment revenue	(12,186)	–	–	–	–	(12,186)
Revenue (from external customers)	4,860,714	1,496,586	662,161	2,565,982	–	9,585,443
Segment results	2,347,184	68,757	118,799	766,093	(52,447)	3,248,386
Depreciation and amortisation	(9,915)	(3,613)	(3,325)	(2,069)	(1,375)	(20,297)
Fair value changes of investment properties	477,620	–	42,335	157,181	–	677,136
Interest income	49,308	79,085	1,043	1,573	14,457	145,466
Finance costs	(427)	(1,352)	(193)	(519)	(35)	(2,526)
Income tax expenses	(1,298,483)	(55,664)	(50,109)	(407,688)	–	(1,811,944)

RMB'000	Shanghai Region	Yangtze River Delta (excluding Shanghai)	Pan Bohai Rim	Northeast China	Others	Elimination	Total
As at 31 December 2012							
Total segment assets	**30,552,726**	**26,397,719**	**7,952,848**	**7,373,071**	**8,218,177**	**(32,197,311)**	**48,297,230**
Total segment assets include:							
Investment in an associate	**4,485**	**–**	**–**	**–**	**–**	**–**	**4,485**
Investment in a jointly controlled entity	**22,385**	**–**	**–**	**–**	**–**	**–**	**22,385**
Deferred income tax assets							**312,487**
Other unallocated corporate assets							**4,017,459**
Total assets							**52,627,176**
Additions to:							
Property, plant and equipment	**407,364**	**406**	**51**	**1,324**	**266**	**–**	**409,411**
Investment properties	**611,219**	**718,849**	**18,426**	**197,509**	**–**	**–**	**1,546,003**
As at 31 December 2011							
Total segment assets	29,870,673	28,497,850	6,453,050	9,318,674	16,280,377	(43,481,468)	46,939,156
Total segment assets include:							
Investment in an associate	6,189	–	–	–	–	–	6,189
Investment in a jointly controlled entity	25,767	–	–	–	–	–	25,767
Deferred income tax assets							308,027
Other unallocated corporate assets							3,456,984
Total assets							50,704,167
Additions to:							
Property, plant and equipment	138,645	4,786	7,236	9,802	6,870	–	167,339
Investment properties	118,924	–	62,050	417,639	–	–	598,613

RMB'000	**2012**	2011
Segment results	**1,356,929**	3,248,386
Fair value changes of investment properties	**504,280**	677,136
Depreciation and amortisation	**(25,619)**	(20,297)
Loss on redemption of a financial liability	**–**	(27,140)
Operating profit	**1,835,590**	3,878,085
Interest income	**41,779**	145,466
Finance costs	**(8,326)**	(2,526)
Profit before income tax	**1,869,043**	4,021,025

Analysis of revenue by category

Sales of properties	**8,384,481**	9,581,735
Others	**259**	3,708
Total	**8,384,740**	9,585,443

3 Other income

RMB'000	**2012**	2011
Interest income	**41,779**	145,466
Rental income	**30,430**	26,772
Others	**9,834**	10,457
	82,043	182,695

4 Other gains, net

RMB'000	**2012**	2011
Fair value changes of investment properties	**504,280**	677,136
Loss on redemption of a financial liability	**–**	(27,140)
Exchange gains, net	**15,797**	74,423
	520,077	724,419

5 Finance costs

RMB'000	**2012**	2011
Interest expenses:		
– Bank borrowings	**1,561,653**	1,210,000
– Shanghai Bay Arrangement	**–**	348,267
– Senior Notes due 2015	**254,732**	258,725
– others	**36,959**	14,021
Total interest expenses	**1,853,344**	1,831,013
Less: interest capitalised on qualifying assets	**(1,845,018)**	(1,828,487)
	8,326	2,526

6 Income tax expenses

RMB'000	**2012**	2011
Current income tax		
– PRC corporate income tax	**363,990**	767,853
– PRC land appreciation tax	**253,492**	886,800
	617,482	1,654,653
Deferred income tax		
– Origination and reversal of temporary differences	**173,373**	157,291
	173,373	157,291
	790,855	1,811,944

PRC corporate income tax is provided at the rate of 25% for each of the years ended 31 December 2011 and 2012 of the profits for the PRC statutory financial reporting purpose, adjusted for those items, which are not assessable or deductible for the PRC corporate income tax purpose.

No Hong Kong profits tax has been provided for the years ended 31 December 2011 and 2012 as there is no assessable profit for these years.

PRC land appreciation tax ("LAT") is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including lease charges of land use rights and all property development expenditures, which is included in the consolidated statement of comprehensive income as income tax. The Group has estimated the tax provision for LAT according to the requirements set forth in the relevant PRC tax laws and regulations. The actual LAT liabilities are subject to the determination by the tax authorities upon completion of the property development projects and the tax authorities might disagree with the basis on which the provision for LAT is calculated.

7 Earnings per share

(a) Basic

Basic earnings per share is calculated by dividing the profit attributable to the owners of the Company by the weighted average number of ordinary shares in issue during the year.

	2012	2011
Profit attributable to the owners of the Company (RMB'000)	**1,081,631**	2,215,654
Weighted average number of ordinary shares in issue (thousands)	**7,792,646**	7,792,646

(b) ***Diluted***

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. For the year ended 31 December 2011, the Company only has share options that are dilutive potential ordinary shares. For the year ended 31 December 2012, the computation of the diluted earnings per share does not assume the exercise of the Company's share options, of which the relevant exercise price was higher than the average market price of the Company's shares for the period when the options are outstanding.

	2012	2011
Earnings		
Profit attributable to the owners of the Company (RMB'000)	**1,081,631**	2,215,654
Number of Shares		
Weighted average number of ordinary shares in issue (thousands)	**7,792,646**	7,792,646
Adjustment for share options (thousands)	**–**	5,019
Weighted average number of ordinary shares for diluted earnings per share (thousands)	**7,792,646**	7,797,665

8 Dividend

The Board has resolved not to recommend for shareholders' approval at its forthcoming annual general meeting the payment of a final dividend for the year ended 31 December 2012 (2011: Nil).

9 Trade and other receivables and prepayments

RMB'000	**2012**	2011
Trade receivables due from third parties (a)	**52,781**	79,055
Other receivables due from third parties (b)	**1,280,982**	1,290,427
Prepayments for construction costs:	**2,084,762**	2,885,719
Related parties	**1,013,083**	1,608,420
Third parties	**1,071,679**	1,277,299
Prepayments for land premium	**4,095,324**	5,381,917
Prepaid business tax and other taxes	**260,452**	305,278
	7,774,301	9,942,396

(a) Trade receivables are mainly arisen from sales of properties. Proceeds in respect of sales of properties are to be received in accordance with the terms of the related sales and purchase agreements and customers are generally required to settle the receivables within 30 days after the date of signing the sales and purchase agreements. The ageing analysis of trade receivables at the balance sheet dates by due date is as follows:

RMB'000	**2012**	2011
Within 6 months	**16,912**	34,012
Between 7 and 12 months	**11,898**	34,705
Between 13 months and 3 years	**23,971**	10,338
	52,781	79,055

(b) During 2011, the Group made a deposit of RMB168,000,000 pursuant to a memorandum of intent to acquire a property located in Beijing. During 2012, management decided not to proceed with the transaction. According to the cancellation agreement, such deposit should be fully refunded by the seller on or before 31 May 2013. On 29 January 2013, the Group has received repayment of RMB40,505,000 in accordance with the repayment plan as included in the cancellation agreement. Management assessed the recoverability of such deposits and considered that no provision for impairment should be made as at 31 December 2012.

As at 31 December 2012, deposit of RMB240,000,000 was paid pursuant to a memorandum of intent to acquire a company which has obtained a piece of land in Shanghai in 2011. According to the provisions of the memorandum of intent, if the acquisition does not complete, the Group will provide project management services to the target company in respect of its property development business by signing a separate management service agreement. The deposit for acquisition will then become a loan to the target company and bears interest at 10% per annum. Such loan and the related interest shall be fully repayable to the Group on or before 31 December 2013.

10 Borrowings

RMB'000	**2012**	2011
Borrowings included in non-current liabilities:		
Bank borrowings – secured	**7,788,653**	3,686,123
Senior Notes due 2015 – secured	**1,901,024**	1,897,100
	9,689,677	5,583,223
Borrowings included in current liabilities:		
Bank borrowings – secured	**5,446,715**	9,302,813
Other borrowings – unsecured (a)	**567,680**	–
Other borrowings – secured	**80,110**	–
	6,094,505	9,302,813
Total borrowings	**15,784,182**	14,886,036

The Group's borrowings comprises loans from commercial banks, other financial institutions and certain individuals and other third parties, and financing obtained from the capital market in the way of notes. Apart from certain other borrowings as further mentioned below, all of the Group's borrowings are secured by the construction in progress, investment properties, properties under development, completed projects held for sale, restricted cash and equity interests of certain subsidiaries of the Group.

The maturities of the Group's total borrowings at the balance sheet date are as follows:

RMB'000	**2012**	2011
Within 1 year	**6,094,505**	9,302,813
After 1 and within 2 years	**6,365,956**	2,518,952
After 2 and within 5 years	**2,762,047**	2,638,185
After 5 years	**561,674**	426,086
	15,784,182	14,886,036

(a) As at 31 December 2012, borrowings from third parties of RMB547,750,000 are unsecured, interest-bearing and are repayable within one year from the date of drawdown. The remaining balances of RMB19,930,000 are interest-free. As at 31 December 2011, borrowings from third parties of RMB119,850,000 are included in "Other payables due to third parties — Advances from third parties".

11 Trade and other payables

RMB'000	**2012**	2011
Trade payables:	**3,827,317**	2,997,697
Related parties	**3,965**	3,524
Third parties	**3,823,352**	2,994,173
Other payables due to third parties:	**1,622,050**	1,604,276
Acquisition consideration payable	**310,000**	497,746
Advances from third parties	**–**	119,850
Other payables and accrued expenses	**1,312,050**	986,680
Other taxes payable	**157,049**	149,785
	5,606,416	4,751,758

The ageing analysis of trade payables at the balance sheet date is as follows:

RMB'000	**2012**	2011
Within 6 months	**2,855,994**	2,143,779
Between 7 and 12 months	**48,443**	605,866
Between 13 months and 5 years	**922,880**	248,052
	3,827,317	2,997,697

FINANCIAL REVIEW

For the year ended 31 December 2012, the Group recorded a consolidated revenue of RMB8,384.7 million, representing a decrease of 12.5% compared to RMB9,585.4 million in 2011. During the year, the Group delivered properties of 1,042,891 sq.m., as compared to 1,012,818 sq.m. for the year ended 31 December 2011. Due to the higher proportion of properties delivered in the second- and third-tier cities in current year, average selling price recognised decreased to RMB8,040 per sq.m. in 2012 from RMB9,460 per sq.m. in 2011. Nantong Villa Glorious and Harbin Royal Garden started to contribute revenue to the Group's consolidated revenue for the first time in the current year, amounting to RMB1,557.7 million and RMB1,007.8 million respectively, representing 18.6% and 12.0% of the Group's consolidated revenue for the year ended 31 December 2012, ranking first and third of all of the Group's projects in 2012. Shanghai Bay in Shanghai continued to contribute revenue to the Group's revenue in 2012 with RMB1,057.3 million, ranking second in the Group's projects. Other three new projects, including Nantong Royal Bay, Hefei Royal Garden and Changchun Villa Glorious, also started to contribute revenue for the Group in 2012 and the revenue from these new projects accounted for 28.5% of the Group's total revenue in 2012.

The Group's consolidated gross profit for 2012 was RMB1,921.4 million, representing a decrease of 49.4% from a gross profit of RMB3,797.2 million in 2011. The Group's gross profit margin was 22.9% for the year ended 31 December 2012, as compared to 39.6% for 2011. The lower consolidated gross profit and gross profit margin for 2012 was mainly due to higher proportion of properties being sold and delivered in the second- and third-tier cities at where the average selling prices and profit margins are generally lower.

Other income for the year ended 31 December 2012 was RMB82.0 million (2011: RMB182.7 million), mainly included interest income of RMB41.8 million (2011: RMB145.5 million).

Other gains, net for the year ended 31 December 2012 were RMB520.1 million (2011: RMB724.4 million), which were primarily due to a fair value gain on the Group's investment properties of RMB504.3 million (2011: RMB677.1 million).

The Group's profit before income tax for the year ended 31 December 2012 was RMB1,869.0 million, representing a decrease of 53.5% compared to RMB4,021.0 million for 2011. The lower profit before income tax for 2012 was primarily due to decrease in revenue and gross profit margin as a result of lower average selling price recognised in the current year.

The Group's profit attributable to the owners of the Company for the year ended 31 December 2012 was RMB1,081.6 million, representing a decrease of 51.2% compared to RMB2,215.7 million for 2011. Profit attributable to the owners of the Company, excluding fair value gains from investment properties and the related tax effect and other one-off gains/losses, amounted to RMB703.4 million (2011: RMB1,734.9 million), which represented 8.4% of the Group's revenue for the year ended 31 December 2012 (2011: 18.1%).

Current assets and liabilities

As at 31 December 2012, the Group held total current assets of approximately RMB38,596.5 million (2011: RMB39,112.9 million), comprising mainly properties under development, trade and other receivables and prepayments and completed properties held for sale. Properties under development decreased slightly by 2.6% from RMB22,862.1 million as at 31 December 2011 to RMB22,256.4 million as at 31 December 2012. Despite the continuous progress of the Group's property development projects that have resulted in an increase in the carrying value of properties under development in 2012, the increase has been offset by the decrease in the carrying value of properties under development as cost of sales upon completion and delivery of properties during the year. Trade and other receivables and prepayments decreased by 21.8% from RMB9,942.4 million as at 31 December 2011 to RMB7,774.3 million as at 31 December 2012, mainly due to lower balance of prepayment for land premium as at 31 December 2012 upon getting the relevant land use right certificates during the year. Completed properties held for sale increased by 72.2% from RMB2,929.3 million as at 31 December 2011 to RMB5,044.4 million as at 31 December 2012. The higher balance of completed properties held for sale was mainly due to completion of five new projects in 2012 that the completed but unsold properties were reclassified as completed properties held for sale. Total current liabilities as at 31 December 2012 amounted to RMB21,824.1 million, compared with RMB25,282.6 million as at 31 December 2011, for which the decrease was mainly due to a decrease in short-term borrowings as at 31 December 2012. As at 31 December 2012, the current ratio (calculated as the total current assets divided by the total current liabilities) was 1.8 (2011: 1.5). The higher current ratio in 2012 was mainly resulted from the lower level of current borrowings.

Liquidity and Financial Resources

During 2012, the Group funded its property development projects principally from proceeds from pre-sales of properties and bank loans.

As at 31 December 2012, the Group had cash and cash equivalents of RMB992.7 million as compared to RMB1,021.1 million as at 31 December 2011.

The Group's total borrowings amounted to RMB15,784.2 million, representing an increase of 6.0% compared to RMB14,886.0 million as at 31 December 2011.

The Group monitors its capital on the basis of the gearing ratio. Gearing ratio is calculated as net debt divided by total equity attributable to the owners of the Company. Net debt is calculated as total borrowings less cash and bank balances (including cash and cash equivalents and restricted cash). The gearing ratios as at 31 December 2012 and 2011 were as follows:

RMB'000	**2012**	2011
Total borrowings	**15,784,182**	14,886,036
Less: cash and bank balances	**(3,300,189)**	(3,166,353)
Net debt	**12,483,993**	11,719,683
Total equity attributable to the owners of the Company	**18,151,070**	17,050,918
Gearing ratio	**68.8%**	68.7%

The gearing ratio for 2012 was comparable to that for 2011.

Pledge of Assets

As at 31 December 2012, the Group had construction in progress, investment properties, properties under development and completed properties held for sale of an aggregate carrying value of RMB17,438.3 million (2011: RMB10,451.6 million) which had been pledged for the Group's borrowings. Besides, the Group had also pledged the equity interest of certain of its subsidiaries and certain bank deposits for its borrowings.

As at 31 December 2012, properties under development of the Group of RMB426.5 million were being pledged as collateral for certain borrowings by a non-controlling shareholder of a subsidiary (2011: RMB421.2 million).

Financial Guarantee

The Group has arranged bank financing for certain purchasers of the Group's property units and provided guarantees to secure the repayment obligations of such purchasers. As at 31 December 2012, the amount of outstanding guarantees for mortgages was RMB6,404.4 million (2011: RMB6,148.4 million).

EMPLOYEES

As at 31 December 2012, the Group had a total of 1,305 employees (2011: 1,468). Salaries of employees are maintained at competitive levels while bonuses are granted on a discretionary basis. Other employee benefits include retirement benefits, insurance, medical cover as well as share option scheme.

In order to attract, retain and motivate executives and key employees serving any members of the Group or other persons contributing to the Group, the Company had adopted a share option scheme (the "Share Option Scheme") on 9 September 2009 in addition to a pre-IPO share option scheme (the "Pre-IPO Share Option Scheme") which was adopted by the Company on the same day. As at 31 December 2012, there were 78,000,000 share options that were granted to the directors and employees of the Company under the Pre-IPO Share Option Scheme and which remained outstanding. As at 31 December 2012, there was no share option granted under the Share Option Scheme.

CORPORATE GOVERNANCE

Compliance with Code on Corporate Governance Practices and Corporate Governance Code

The Company had complied with the principles and the code provisions of the Code on Corporate Governance Practices (effective until 31 March 2012) and the Corporate Governance Code (effective from 1 April 2012) as set out in Appendix 14 to the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") throughout the year ended 31 December 2012, save for the deviation from the code provision E.1.2 which stipulates that the chairman of the board should attend the annual general meeting. Mr. Zhang Zhi Rong, who was the Chairman of the Board and an executive director of the Company at the time of the annual general meeting of the Company held on 29 May 2012 (the "AGM"), did not attend the AGM due to other business engagements. Mr. Ding Xiang Yang, the vice chairman and executive director of the Company, chaired the AGM on behalf of the Chairman of the Board and was available to answer questions.

Directors' Securities Transactions

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Listing Rules as its own code of conduct regarding securities transactions by the directors of the Company. All directors have confirmed, following specific enquiries made by the Company, that they had complied with the required standard set out in the Model Code during the year ended 31 December 2012.

AUDIT COMMITTEE

The Audit Committee was established on 9 September 2009 with written terms of reference, which comprises four independent non-executive directors, namely, Mr. Yim Ping Kuen (chairman of the Audit Committee), Mr. Liu Shun Fai, Mr. Wo Rui Fang and Mr. Han Ping.

The Audit Committee has reviewed with management the 2012 Annual Results and took the view that the Company was in full compliance with all applicable accounting standards and regulations and has made adequate disclosure.

ANNUAL GENERAL MEETING AND DATES OF CLOSURE OF REGISTER OF MEMBERS

The time, date and venue of the annual general meeting of the Company for the year 2013 and dates of closure of register of members of the Company will be announced in due course.

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the year ended 31 December 2012.

PUBLICATION OF ANNUAL REPORT

The 2012 annual report of the Company containing all the applicable information required by the Listing Rules will be despatched to the shareholders of the Company and published on the websites of the Stock Exchange at www.hkexnews.hk and the Company at www.gloriousphl.com.cn in due course.

By Order of the Board
Glorious Property Holdings Limited
Cheng Li Xiong
Chairman

Hong Kong, 5 February 2013

As at the date of this announcement, the executive directors are Messrs. Cheng Li Xiong, Ding Xiang Yang, Liu Ning, Xia Jing Hua, Yan Zhi Rong and Yu Xiu Yang; the independent non-executive directors are Messrs. Yim Ping Kuen, Liu Shun Fai, Wo Rui Fang and Han Ping.