时代中国
TIMES CHINA

TIMES CHINA HOLDINGS LIMITED
時 代 中 國 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1233)

ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2017

ANNUAL RESULTS HIGHLIGHTS

– Contracted sales for the year of RMB41.63 billion, representing an increase of 41.9% as compared with last year;

– Turnover for the year of RMB23.11 billion, representing an increase of 42.6% as compared with last year;

– Profit for the year of RMB3.34 billion, representing an increase of 68.5% as compared with last year;

– Core net profit for the year [Note 1] of RMB3.20 billion, representing an increase of 74.7% as compared with last year;

– Core net profit attributable to the owners of the Company of RMB2.53 billion, representing an increase of 40.0% as compared with last year;

– Gross profit margin and net core profit margin for the year of 27.9% and 13.9% respectively;

– Basic earnings per share for the year of RMB151 cents, representing an increase of 33.6% as compared with last year; diluted earnings per share for the year of RMB145 cents, representing an increase of 35.5% as compared with last year;

– Cash and bank balances of RMB17.21 billion as at 31 December 2017;

– The Board proposed a final dividend of RMB41.43 cents per share for the year ended 31 December 2017.

Note 1: excluding changes in fair values of investment properties and the derivative component of the convertible bonds, net of the impact of the related deferred tax, the premium paid on early redemption of senior notes and gain or loss incurred from acquisition or deemed disposal of subsidiaries and joint ventures.

RESULTS

The board (the "Board") of directors (the "Directors") of Times China Holdings Limited ("Times China" or the "Company") is pleased to announce the audited consolidated annual results of the Company and its subsidiaries (collectively, the "Group") for the year ended 31 December 2017 together with the comparative figures for the corresponding year of 2016 as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

Year ended 31 December 2017

	Notes	**2017** *RMB'000*	2016 *RMB'000*
REVENUE	*4*	**23,109,961**	16,206,451
Cost of sales		**(16,660,052)**	(11,956,202)
Gross profit		**6,449,909**	4,250,249
Other income and gains	*4*	**818,208**	362,900
Selling and marketing costs		**(622,915)**	(657,499)
Administrative expenses		**(732,284)**	(537,144)
Other expenses		**(448,485)**	(84,164)
Finance costs	*6*	**(400,874)**	(239,857)
Share of profits and losses of associates and joint ventures		**224,622**	66,090
PROFIT BEFORE TAX	*5*	**5,288,181**	3,160,575
Income tax expense	*7*	**(1,947,271)**	(1,178,176)
PROFIT FOR THE YEAR		**3,340,910**	1,982,399
Attributable to:			
Owners of the Company		**2,667,154**	1,955,020
Non-controlling interests		**673,756**	27,379
		3,340,910	1,982,399
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY	*8*		
Basic		**RMB151 cents**	RMB113 cents
Diluted		**RMB145 cents**	RMB107 cents

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Year ended 31 December 2017

	2017	2016
	RMB'000	*RMB'000*
PROFIT FOR THE YEAR	**3,340,910**	1,982,399
OTHER COMPREHENSIVE INCOME/(LOSS)		
Other comprehensive income/(loss) to be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**409,132**	(355,367)
OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR	**409,132**	(355,367)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**3,750,042**	1,627,032
Attributable to:		
Owners of the Company	**3,061,147**	1,599,653
Non-controlling interests	**688,895**	27,379
	3,750,042	1,627,032

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2017

	Notes	2017 RMB'000	2016 RMB'000
NON-CURRENT ASSETS			
Property, plant and equipment		**1,378,936**	1,241,692
Prepaid land lease payments		**919,206**	2,215,923
Investment properties		**1,498,330**	1,598,076
Goodwill		**201,765**	47,230
Other intangible assets		**37,134**	5,836
Interests in joint ventures		**4,698,830**	2,331,872
Interests in associates		**35,086**	388,652
Available-for-sale investments		**485,402**	546,558
Deferred tax assets		**789,426**	351,484
Prepayments, deposits and other receivables		**932,768**	1,707,506
Total non-current assets		**10,976,883**	10,434,829
CURRENT ASSETS			
Prepaid land lease payments		**1,374,853**	268,523
Properties under development		**43,804,554**	28,724,551
Completed properties held for sale		**4,083,628**	3,977,431
Trade receivables	*10*	**3,253,356**	2,578,562
Prepayments, deposits and other receivables		**14,423,860**	9,604,119
Amounts due from joint ventures		**4,985,166**	658,593
Amounts due from associates		**465,810**	421,647
Tax prepayments		**804,225**	539,945
Restricted bank deposits		**2,943,774**	2,958,017
Cash and cash equivalents		**14,262,982**	8,922,727
Total current assets		**90,402,208**	58,654,115
CURRENT LIABILITIES			
Trade and bills payables	*11*	**3,837,132**	3,195,843
Other payables and accruals		**28,474,399**	26,383,573
Amounts due to joint ventures		**4,155,306**	92,337
Interest-bearing bank loans and other borrowings		**6,030,011**	1,956,074
Tax payable		**2,216,360**	1,450,197
Total current liabilities		**44,713,208**	33,078,024
NET CURRENT ASSETS		**45,689,000**	25,576,091
TOTAL ASSETS LESS CURRENT LIABILITIES		**56,665,883**	36,010,920

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 31 December 2017

	2017	2016
	RMB'000	*RMB'000*
TOTAL ASSETS LESS CURRENT LIABILITIES	**56,665,883**	36,010,920
NON-CURRENT LIABILITIES		
Interest-bearing bank loans and other borrowings	**27,259,076**	18,532,468
Convertible bonds	**–**	312,562
Deferred tax liabilities	**1,461,192**	974,958
Total non-current liabilities	**28,720,268**	19,819,988
Net assets	**27,945,615**	16,190,932
EQUITY		
Equity attributable to owners of the Company		
Share capital	**145,260**	135,778
Reserves	**15,426,286**	8,996,228
	15,571,546	9,132,006
Non-controlling interests	**12,374,069**	7,058,926
Total equity	**27,945,615**	16,190,932

NOTES TO FINANCIAL STATEMENTS

For the year ended 31 December 2017

1. CORPORATE AND GROUP INFORMATION

The Company was incorporated in the Cayman Islands on 14 November 2007 under the name of Times Property (Holdings) Co., Limited as an exempted company with limited liability under the Companies Law, Cap. 22 of the Cayman Islands. Pursuant to a special resolution passed on 24 January 2008, the Company's name was changed from Times Property (Holdings) Co., Limited to Times Property Holdings Limited. Pursuant to a special resolution passed on 15 January 2018, the Company's name was changed from Times Property Holdings Limited to Times China Holdings Limited. The registered office address is P.O. Box 1350, Clifton House, 75 Fort Street, Grand Cayman, KY1-1108, Cayman Islands.

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

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

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

2.1 BASIS OF PREPARATION

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

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the year ended 31 December 2017.

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

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

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

(b) rights arising from other contractual arrangements; and

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

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

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

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

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

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

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

Amendments to IAS 7	*Disclosure Initiative*
Amendments to IAS 12	*Recognition of Deferred Tax Assets for Unrealised Losses*
Amendments to IFRS 12 Included in *Annual Improvements to IFRSs 2014–2016 Cycle*	*Disclosure of Interests in Other Entities: Clarification of the Scope of IFRS 12*

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

2.3 ISSUED BUT NOT YET EFFECTIVE INTERNATIONAL FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised IFRSs, that have been issued but are not yet effective, in these financial statements.

Amendments to IFRS 2	*Classification and Measurement of Share-based Payment Transactions*[1]
Amendments to IFRS 4	*Applying IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts*[1]
IFRS 9	*Financial Instruments*[1]
Amendments to IFRS 9	*Prepayment Features with Negative Compensation*[2]
Amendments to IFRS 10 and IAS 28 (2011)	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[4]
IFRS 15	*Revenue from Contracts with Customers*[1]
Amendments to IFRS 15	*Clarifications to IFRS 15 Revenue from Contracts with Customers*[1]
IFRS 16	*Leases*[2]
IFRS 17	*Insurance Contracts*[3]
Amendments to IAS 19	*Plan Amendment, Curtailment or Settlement*[2]
Amendments to IAS 28	*Long-term Interests in Associates and Joint Ventures*[2]
Amendments to IAS 40	*Transfers of Investment Property*[1]

IFRIC 22	*Foreign Currency Transactions and Advance Consideration*[1]
IFRIC 23	*Uncertainty over Income Tax Treatments*[2]
Annual Improvements 2014–2016 Cycle	*Amendments to IFRS 1 and IFRS 28*[1]
Annual Improvements 2015–2017 Cycle	*Amendments to a number of IFRSs*[2]

1 Effective for annual periods beginning on or after 1 January 2018
2 Effective for annual periods beginning on or after 1 January 2019
3 Effective for annual periods beginning on or after 1 January 2021
4 No mandatory effective date yet determined but available for adoption

The Group is in the process of making an assessment of the impact of these new and revised IFRSs upon initial application. So far, except IFRS 16 *Leases*, the Group considers that these new and revised IFRSs may result in changes in accounting policies but are unlikely to have a significant impact on the Group's results of operations and financial position.

3. OPERATING SEGMENT INFORMATION

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

(a) Property development: Development and sale of properties

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

(c) Property management: Provision of property management services

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

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit or loss, which is a measure of adjusted profit or loss before tax. The adjusted profit or loss before tax is measured consistently with the Group's profit before tax except that bank interest income, finance costs, share of profits and losses of associates and joint ventures, as well as head office and corporate income and expenses are excluded from this measurement.

The Group's revenue from external customers is derived solely from its operations in Mainland China. Except for the Group's certain available-for-sale investments amounting to USD10,988,000 (approximately equivalent to RMB72,902,000) (2016: USD12,000,000 approximately equivalent to RMB80,444,000) and the Company's property, plant and equipment of RMB6,774,000 (2016: RMB5,566,000), the Group's non-current assets are located in Mainland China. Except for the Group's certain interest-bearing bank loans and other borrowings of senior notes and syndicated loan and convertible bonds total amounting to USD1,389,012,000 (approximately equivalent to RMB9,076,080,000) (2016: USD836,504,000 approximately equivalent to RMB5,802,826,000), the Group's liabilities are located in Mainland China.

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

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

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

Segment revenue, segment results and other segment information for the year 2017, and segment assets and liabilities as at 31 December 2017 are presented below:

Year ended 31 December 2017	**Property development**	**Property leasing**	**Property management**	**Elimination**	**Total**
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*
Segment revenue					
Sales to external customers	**22,473,054**	**289,469**	**347,438**	**–**	**23,109,961**
Intersegment sales	**314,241**	**25,466**	**146,912**	**(486,619)**	**–**
	22,787,295	**314,935**	**494,350**	**(486,619)**	**23,109,961**
Segment results	**5,586,436**	**19,377**	**30,680**	**–**	**5,636,493**
Reconciliation:					
Bank interest income					**102,579**
Changes in fair value of the derivative component of the convertible bonds					**(127,064)**
Unallocated corporate expenses					**(147,575)**
Finance costs					**(400,874)**
Share of profits and losses of associates and joint ventures					**224,622**
Profit before tax					**5,288,181**
Segment assets	**68,511,635**	**3,264,159**	**128,594**	**–**	**71,904,388**
Reconciliation:					
Unallocated assets					**29,474,703**
Total assets					**101,379,091**
Segment liabilities	**26,502,971**	**425,746**	**266,702**	**–**	**27,195,419**
Reconciliation:					
Unallocated liabilities					**46,238,057**
Total liabilities					**73,433,476**
Other segment information					
Depreciation	**(51,554)**	**(72,404)**	**(4,698)**	**–**	**(128,656)**
Amortisation of intangible assets	**(3,533)**	**(160)**	**(895)**	**–**	**(4,588)**
Fair value gains on investment properties	**–**	**46,220**	**–**	**–**	**46,220**

Segment revenue, segment results and other segment information for the year 2016, and segment assets and liabilities as at 31 December 2016 are presented below:

Year ended 31 December 2016	Property development	Property leasing	Property management	Elimination	Total
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*
Segment revenue					
Sales to external customers	15,620,001	298,218	288,232	–	16,206,451
Intersegment sales	27,167	16,353	86,290	(129,810)	–
	15,647,168	314,571	374,522	(129,810)	16,206,451
Segment results	3,184,232	154,966	43,180	–	3,382,378
Reconciliation:					
Bank interest income					46,835
Changes in fair value of the derivative component of the convertible bonds					(4,388)
Unallocated corporate expenses					(90,483)
Finance costs					(239,857)
Share of profits and losses of associates and joint ventures					66,090
Profit before tax					3,160,575
Segment assets	49,134,196	2,736,381	92,901	–	51,963,478
Reconciliation:					
Unallocated assets					17,125,466
Total assets					69,088,944
Segment liabilities	28,498,196	277,279	246,242	–	29,021,717
Reconciliation:					
Unallocated liabilities					23,876,295
Total liabilities					52,898,012
Other segment information					
Depreciation	(35,965)	(50,845)	(3,203)	–	(90,013)
Amortisation of intangible assets	–	–	(3,603)	–	(3,603)
Fair value gains on investment properties	–	15,070	–	–	15,070

4. REVENUE, OTHER INCOME AND GAINS

Revenue represents the sale of properties, gross rental income and property management fee income during the year.

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

	2017	2016
	RMB'000	*RMB'000*
Revenue		
Sale of properties	**22,473,054**	15,620,001
Gross rental income from:		
lease of self-owned properties	**47,592**	59,386
sublease of leased properties	**241,877**	238,832
Property management fee income	**347,438**	288,232
	23,109,961	16,206,451
Other income		
Bank interest income	**102,579**	46,835
Other interest income	**72,180**	–
Management fee income	**47,782**	–
Compensation income	**47,660**	22,880
Consultancy fee income	**21,550**	–
Others	**61,241**	23,723
	352,992	93,438
Gains, net		
Gain on transfer from properties held for sale to investment properties	**–**	189,522
Fair value gains on investment properties	**46,220**	15,070
Gain on deemed disposals of subsidiaries	**66,297**	–
Gain on bargain purchase of a joint venture	**352,699**	–
Foreign exchange gain, net	**–**	64,870
	465,216	269,462
	818,208	362,900

5. PROFIT BEFORE TAX

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

	2017	2016
	RMB'000	*RMB'000*
Cost of properties sold	**16,206,966**	11,589,682
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	**3,350**	4,711
Direct operating expenses (including rental and depreciation of leasehold improvements) arising on the subleasing business	**159,658**	128,427
Cost of property management services provided	**290,078**	233,382
Depreciation	**128,656**	90,013
Amortisation of intangible assets	**4,588**	3,603
Gain on transfer from properties held for sale to investment properties	**–**	(189,522)
Changes in fair value of investment properties	**(46,220)**	(15,070)
Auditor's remuneration	**7,656**	6,385
Employee benefit expense (excluding directors' remuneration):		
Wages and salaries	**564,767**	472,279
Pension scheme contributions	**28,962**	18,966
Less: Amount capitalised in properties under development	**(269,447)**	(208,335)
	324,282	282,910
Minimum lease payments under operating leases regarding office premises and leased properties for the subleasing business	**141,064**	96,484
Gain on deemed disposals of subsidiaries *(Note 4)*	**(66,297)**	–
Gain on bargain purchase of a joint venture *(Note 4)*	**(352,699)**	–
Loss on disposal of items of property, plant and equipment	**692**	863
Loss on disposal of an associate	**–**	10,242
Foreign exchange differences, net	**23,036**	(64,870)
Rental income on investment properties less direct operating expenses of RMB3,350,000 (2016: RMB4,711,000)	**(44,242)**	(54,675)
Premium paid on early redemption of senior notes	**129,709**	–
Changes in fair value of the derivative component of the convertible bonds*	**127,064**	4,388

* The changes in fair value of the derivative component of the convertible bonds for the current year are included in "Other expenses" in the consolidated statement of profit or loss.

6. FINANCE COSTS

	2017	2016
	RMB'000	*RMB'000*
Interest expense	**2,229,046**	1,665,267
Less: Interest capitalised	**(1,828,172)**	(1,425,410)
	400,874	239,857

7. INCOME TAX EXPENSE

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

PRC corporate income tax

The PRC corporate income tax ("CIT") in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for the year ended 31 December 2017, based on the existing legislation, interpretations and practices in respect thereof.

Except for Guangzhou Ruixian Landscaping Co., Ltd. ("Guangzhou Ruixian"), Guangzhou Fengdu Trading Co., Ltd. ("Guangzhou Fengdu") and Guangzhou Zhuorui Trading Co., Ltd. ("Guangzhou Zhuorui"), other subsidiaries of the Group operating in Mainland China were subject to the CIT rate of 25% for the year ended 31 December 2017. CIT for Guangzhou Ruixian, Guangzhou Fengdu and Guangzhou Zhuorui was levied on a deemed basis on rates of 2.75%, 2.50% and 2.50% of their respective revenue amounts.

PRC land appreciation tax

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

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

	2017	2016
	RMB'000	*RMB'000*
Current:		
PRC CIT	**1,866,871**	811,089
LAT	**598,749**	487,933
Deferred	**(518,349)**	(120,846)
Total tax charge for the year	**1,947,271**	1,178,176

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

	2017		2016	
	RMB'000	*%*	*RMB'000*	*%*
Profit before tax	**5,288,181**		3,160,575	
Tax at the PRC statutory tax rate	**1,322,045**	**25.0**	790,144	25.0
Effect of different income tax regimes of certain companies	**(259)**	**–**	31	–
Income not subject to tax	**(89,329)**	**(1.7)**	(17,362)	(0.5)
Expenses not deductible for tax	**37,827**	**0.7**	58,516	1.8
Provision for LAT	**547,969**	**10.3**	377,103	11.9
Tax effect of LAT	**(136,992)**	**(2.6)**	(94,276)	(3.0)
Tax losses not recognised	**297,855**	**5.6**	65,460	2.1
Tax losses utilised from previous periods	**(7,571)**	**(0.1)**	(10,933)	(0.3)
Profits and losses attributable to associates and joint ventures	**(59,432)**	**(1.1)**	(16,523)	(0.5)
Withholding taxes on undistributed profits of the subsidiaries in Mainland China	**35,158**	**0.7**	26,016	0.8
Tax charge at the Group's effective rate	**1,947,271**	**36.8**	1,178,176	37.3

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

The calculation of the basic earnings per share amount is based on the profit for the year attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares of 1,767,379,000 (2016: 1,722,960,000) in issue during the year.

	2017	2016
Profit attributable to ordinary equity holders of the Company (RMB'000)	**2,667,154**	1,955,020
Weighted average number of ordinary shares in issue (in thousand)	**1,767,379**	1,722,960
Basic earnings per share (RMB cents per share)	**151**	113

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

	2017	2016
Profit attributable to ordinary equity holders of the Company (RMB'000)	**2,667,154**	1,955,020
Interest expenses charged to the consolidated statement of profit or loss for the year (RMB'000)	**–**	–
Changes in fair value of the derivative component of the convertible bonds (RMB'000)	**–**	4,388
Profit used to determine diluted earnings per share (RMB'000)	**2,667,154**	1,959,408
Weighted average number of ordinary shares in issue (in thousand)	**1,767,379**	1,722,960
Assumed conversion of the convertible bonds (in thousand)	**66,438**	110,857
Weighted average number of ordinary shares for diluted earnings per share (in thousand)	**1,833,817**	1,833,817
Diluted earnings per share (RMB cents per share)	**145**	107

9. DIVIDENDS

The proposed 2016 final dividend of RMB31.51 cents per share, totalling RMB542,842,000 was approved by the Company's shareholders at the annual general meeting on 26 May 2017 and was distributed in July 2017.

The board of directors recommended the payment of a final dividend of RMB41.43 cents per share totalling RMB759,708,000, for the year ended 31 December 2017 (2016: RMB31.51 cents).

The proposed final dividend for the year is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

10. TRADE RECEIVABLES

The Group's trade receivables mainly arise from the sale of properties. Considerations in respect of the properties sold are payable by the purchasers in accordance with the terms of the related sale and purchase agreements. Trade receivables are interest-free.

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

	2017	2016
	RMB'000	*RMB'000*
Within 3 months	**2,522,264**	1,550,171
4 to 6 months	**106,772**	190,162
7 to 12 months	**88,515**	382,971
Over 1 year	**535,805**	455,258
	3,253,356	2,578,562

The balances of the trade receivables as at 31 December 2017 and 2016 were neither past due nor impaired and related to a large number of diversified customers for whom there was no recent history of default.

11. TRADE AND BILLS PAYABLES

An ageing analysis of the trade and bills payables as at the end of the reporting period, based on the invoice date, is as follows:

	2017	2016
	RMB'000	*RMB'000*
Within 1 year	**3,157,584**	2,351,123
Over 1 year	**679,548**	844,720
	3,837,132	3,195,843

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

CHAIRMAN'S STATEMENT

Dear Shareholders,

On behalf of the Board, I am pleased to present the annual results of the Group for the year ended 31 December 2017 (the "Reporting Period").

1. RESULTS

For the year ended 31 December 2017, the Group recorded turnover of RMB23,110.0 million; profit for the year amounted to RMB3,340.9 million; profit attributable to the owners of the Company amounted to RMB2,667.2 million; basic earnings per share was RMB151 cents; diluted earnings per share was RMB145 cents. The Board recommended the payment of a final dividend of RMB41.43 cents per share. In 2017, the Group achieved a contracted sales amount of RMB41.63 billion, representing an increase of 41.9% over last year.

2. REVIEW OF THE YEAR 2017

In 2017, the strategic arrangements of the 19th CPC National Congress set out a clear strategic direction on China, a country that has embarked on its development from a fresh historical position and a new starting point. The real estate sector underwent a period of intensive regulation and control, which led to slower growth in the transaction volume of commercial properties nationwide, historic new highs of sales amount and area, as well as steady and quality growth. According to the data from the National Bureau of Statistics, the sales area of commercial properties reached 1,694.08 million sq.m. nationwide and increased by 7.7% on a year-on-year basis, which represented a decrease of 14.8 percentage points in growth rate compared with the corresponding period of last year. The transaction volume of commercial properties amounted to RMB13,370.1 billion and increased by 13.7% on a year-on-year basis, representing a decrease of 21.1 percentage points in growth rate compared with the corresponding period of last year. In 2017, resources continued to flow to and concentrate in outstanding property developers, with faster industrial integration, frequent mergers and acquisitions, and intensified industrial concentration.

The Group actively seized market rhythm and adopted flexible strategies to achieve rapid growth in sales and profit. For the year ended 31 December 2017, the Group achieved a contracted sales amount of RMB41.63 billion, exceeding its annual contracted sales target and representing an increase of 41.9% compared with the same period of last year. In addition, profit for the year increased substantially to RMB3,340.9 million, representing an increase of 68.5% over last year.

In terms of land reserve, the Group actively expanded its land reserve through various channels, including participation in government public auctions, urban redevelopment projects, cooperation and company acquisition. A total of 25 new projects were acquired, with a total planned GFA of 4.985 million sq.m., which laid a solid foundation for a sufficient supply of land reserves. As of the end of 2017, the total land reserve of the Group reached 16.84 million sq.m..

The Group has made new progress in urban redevelopment projects, with the existing ones running proactively. Meanwhile, the Group continued with its "Times•Future Towns" strategy. In 2017, the Group entered into 21 framework agreements on town co-development with the local governments of Guangzhou, Foshan, Zhongshan and Dongguan.

In addition, while ensuring sufficient land reserve and supply of available-for-sale units, the Group has adopted stable and robust financial strategies to further improve its financial structure and reduce finance costs. In 2017, the net gearing ratio of the Group was 57.6%, which is still a reasonable debt level. The consolidated average finance costs of the Group decreased from 8.3% in 2016 to 7.6% in 2017.

3. OUTLOOK FOR THE YEAR 2018

2018 is the first year of practicing the spirit of the 19th CPC National Congress. The Chinese economy is expected to maintain its steady growth, as the country maintains its prudent and neutral monetary policy and a proactive fiscal policy.

It is expected that China will be consistent and stable with its policy on regulating the real estate market and sustain differentiated control measures, to ensure the stable development of the real estate industry. The financial deleveraging policy is also expected to stay, which will bring new opportunities on industry integration and development.

With continuous population inflow and further infrastructure improvement, primary city clusters will enjoy even greater value and advantages, offering sustainable drive to industry development.

In response to the country's call for quality development as a basic requirement, the Group has repositioned itself as an "Urban Development Service Provider", in a bid to serve the development of real economy and adapt to urban development and the upgrade of market consumption demand. In the future, we will stress our role as an "Urban Development Service Provider" in extending our business, serving both urban dwellers and the cities where they live.

Committed to providing multi-dimensional services for urban development, we will, on the basis of ensuring sustainable and robust development of our core business, take steps to grow such business segments as urban redevelopment, industry, commerce, long-term rental apartments, community services, logistics and warehousing, education, furniture and home decorations.

The Group will closely follow the national strategies on regional development. More specifically, it will continue to establish its presence across the Guangdong-Hong Kong-Macau Greater Bay Area, take an active part in urban redevelopment of the region, boost its market share in regions where the Group has made its presence, and extend its layout across Guangdong Province and to other cities with high growth potential.

We will maintain prudent investment strategies, and acquire sufficient and quality land reserve through a wide array of approaches.

In addition, the Group will flexibly respond to market changes to procure sales proactively and strengthen cash flow management. We will stay attentive to the changes of financial environment and actively explore diverse financing channels.

4. ACKNOWLEDGEMENT

On behalf of the Board, I would like to take this opportunity to extend our gratitude to the proprietors, all employees, business partners and investors of Times China for their support and trust for the past year.

Looking ahead, Times China will adhere to its mission of "empowering more people to live with a lifestyle they aspire to" and continue to pursue its operational philosophy of "surprising our customers with quality and moving our customers with our services". Meanwhile, we will strive to create more value for our shareholders and provide better products and services to our proprietors.

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

28 February 2018

BUSINESS REVIEW

Overview

For 2017, the Group's operations recorded a revenue of RMB23,110.0 million, representing an increase of 42.6% when compared with that of 2016. Profit for 2017 amounted to RMB3,340.9 million, representing an increase of 68.5% when compared with that of 2016. The core net profit for 2017, excluding changes in fair values of investment properties and the derivative component of the convertible bonds, net of the impact of the related deferred tax, the premium paid on early redemption of senior notes and gain or loss incurred from acquisition or deemed disposal of subsidiaries and joint ventures, increased to RMB3,203.0 million, representing an increase of 74.7% when compared with that of 2016. Profit attributable to the owners of the Company amounted to RMB2,667.2 million, representing an increase of 36.4% as compared to that of 2016. Basic earnings per share and diluted earnings per share for 2017 were RMB151 cents (2016: RMB113 cents) and RMB145 cents (2016: RMB107 cents), respectively.

Property Development

The Group focuses on the major core cities in the Pearl River Delta area. As at 31 December 2017, the Group had in total 79 major projects on various stages, including 77 projects in major cities of Guangdong Province, namely, Guangzhou, Foshan, Jiangmen, Dongguan, Huizhou, Zhuhai, Zhongshan and Qingyuan, and 2 projects in Changsha, Hunan Province. For 2017, with its outstanding operating capability and high quality projects situated in prime locations, the Group still managed to accomplish expected contracted sales for the year. For 2017, the Group's contracted sales[1] amounted to approximately RMB41.63 billion with total GFA of approximately 2,822,000 sq.m.. The Group focuses in its projects on peripheral facilities, seeking to enhance customers' experience in art and to fulfill needs of the middle to upper class households.

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

The table below illustrates the contracted sales achieved by the Group by region for 2017:

Region	**Available for sale project numbers**	**Contracted sales area** *(sq.m.)*	**Contracted sales amount** *(RMB million)*	**Percentage of amounts** *(%)*
Guangzhou	15	656,000	12,925	31.0
Foshan	12	794,000	14,166	34.0
Zhuhai	8	273,000	4,586	11.0
Zhongshan	5	130,000	1,257	3.0
Qingyuan	3	312,000	2,434	5.9
Changsha	1	415,000	2,903	7.0
Huizhou	2	34,000	377	0.9
Dongguan	3	208,000	2,981	7.2
Total	49	2,822,000	41,629	100.0

The contracted sales target for 2018 is expected to be of approximately RMB55.0 billion.

Properties for Leasing and Sub-leasing

As at 31 December 2017, the Group held a GFA of approximately 25,114 sq.m. and 234 car parking spaces at Times Property Center and a GFA of approximately 37,567 sq.m. at Block No. 26 of Times King City (Zhongshan) for rental purposes and the GFA for Guangzhou Times Commercial Management Co., Ltd. and its subsidiary for sub-leasing purposes was approximately 376,234 sq.m.. For 2017, the Group's rental income amounted to RMB289.5 million, contributing to 1.3% of the total income.

Property Management Services

Property management fee income represents revenue generated from property management services provided in relation to delivered properties. For 2017, the Group provided property management services for 81 project phases. The Group's revenue from property management services increased from RMB288.2 million for 2016 to RMB347.4 million for 2017. This increase was primarily due to the increase in the number of project phases that the Group managed with the delivery of the properties we made in 2017.

Land Reserves

As at 31 December 2017, the Group had total land reserves of approximately 16.8 million sq.m., which the Group believes will be sufficient to support the Group's development need for the next three to five years. The table below sets forth the information of land reserves in major cities that the Group has established footholds:

Region	**Total land reserves**	
	(sq.m.)	*(%)*
Guangzhou	2,144,579	12.7
Foshan	2,394,016	14.2
Jiangmen	1,085,236	6.4
Zhuhai	1,090,996	6.5
Zhongshan	1,134,730	6.8
Qingyuan	5,597,485	33.3
Changsha	1,771,356	10.5
Dongguan	504,353	3.0
Huizhou	1,112,761	6.6
Total	16,835,512	100.0

The following table sets forth the GFA breakdown of the Group's land reserves by planned use as at 31 December 2017:

Planned Use	**Total land reserves**	
	(sq.m.)	*(%)*
Residential	11,709,069	69.5
Commercial	875,295	5.2
Others *(Note)*	4,251,148	25.3
Total	16,835,512	100.0

Note: Others mainly comprises car parks and ancillary facilities.

Portfolio of Property Development Projects

The table below is a summary of the portfolio of property development projects as at 31 December 2017[(1)].

Project	**Project type**	**Actual/ expected completion dates**	**Site area**	**Completed**		**Under development/ future development**		**Ownership interest[(5)]**
				GFA for sale[(2)(4)]	**Other GFA[(3)]**	**GFA[(4)]**	**Other GFA[(3)]**	
				(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Guangzhou								
Times Bund	Residential and commercial	2013-2016	92,123	–	30,520	–	–	99
Ocean Times	Residential and commercial	2011-2015	354,156	11,325	23,170	–	–	91
Guangzhou Tianhe Project (Pige Factory Project)	Industrial[(6)]	Pending	–	–	–	–	–	51
Guangzhou Tiansi Project (Qingchu Shiliu Gang Project)	Industrial[(7)]	Pending	–	–	–	–	–	42
Guangzhou Wuyang Paint Factory Project	Apartment and commercial	2015	17,480	–	630	–	–	50
Times Cloud Atlas (Guangzhou)	Residential and commercial	2016	45,593	–	6,160	–	–	100
Times Bridges (Zengcheng)	Residential and commercial	2017	93,756	–	91,350	–	–	100
Times Centralpark Living (Guangzhou)	Residential and commercial	2017	70,648	–	74,199	–	–	100

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[2][4]	Completed Other GFA[3]	Under development/ future development GFA[4]	Under development/ future development Other GFA[3]	Ownership interest[5]
				(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Times Long Island (Guangzhou)	Residential and commercial	2016-2018	71,310	–	1,715	143,323	51,765	100
Times Cloud Port (Huadu)	Residential and commercial	Pending	29,959	–	–	85,661	24,151	100
Times Park Laurel (Guangzhou)	Residential and commercial	2018	45,537	–	–	157,224	57,284	60
Times Aerobic City (Guangzhou)	Residential and commercial	2018	64,374	–	–	158,363	79,372	60
Huangpu Chemical	Commercial	Pending	18,279	–	–	82,256	–	45
B2-2 land parcel, Sino-Singapore Knowledge City	Residential and commercial	2018-2019	61,145	–	–	149,276	59,490	45
Times Horizon	Residential and commercial	2018-2019	103,890	–	5,246	202,744	67,091	60
Times Cambridge (Huadu)	Residential and commercial	2017-2018	31,665	69,613	22,443	25,577	–	100
Project of Shigang Road, Haizhu District	Residential and commercial	2020	20,211	–	–	39,654	44,192	70
Times Fairy Land	Residential and commercial	2018	20,076	–	–	58,340	17,483	91
Times Forture	Residential and commercial	2018	20,177	–	–	74,688	36,199	100
Guangzhou Times The Shore	Residential and commercial	2020	53,985	–	–	138,035	56,040	100

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[2][4] (sq.m.)	Completed Other GFA[3] (sq.m.)	Under development/ future development GFA[4] (sq.m.)	Under development/ future development Other GFA[3] (sq.m.)	Ownership interest[5] (%)
Foshan								
Times King City (Shunde)	Residential and commercial	2016-2017	125,782	–	73,804	–	–	100
Times City (Foshan)	Residential and commercial	2010-2017	505,776	–	131,601	–	–	100
Times City (Foshan) Phase V and VI	Residential and commercial	2016	12,860	–	6,125	–	–	100
Times Cloud Atlas (Foshan)	Residential and commercial	2015-2016	58,149	–	23,870	–	–	100
Times King City (Foshan) Phase IV	Residential and commercial	2015	34,308	–	355	–	–	100
Goden Lotus (Foshan)	Residential and commercial	2017	20,464	–	2,310	–	–	100
Times Prime (Foshan)	Residential and commercial	2017	17,148	–	910	–	–	100
Times Riverbank (Foshan)	Residential and commercial	2017	64,697	–	74,692	–	–	51
Times The shore (Foshan)	Residential and commercial	2017	51,457	–	43,880	–	–	100
Times Classic (Foshan)	Residential and commercial	2018	35,383	–	–	92,987	28,185	55

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[2][4]	Completed Other GFA[3]	Under development/ future development GFA[4]	Under development/ future development Other GFA[3]	Ownership interest[5]
				(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Times Riverbank (Foshan) Phase II	Residential and commercial	2018-2019	111,658	–	–	448,965	109,279	75
Ocean Times (Foshan) Phase I	Residential and commercial	2018	105,553	–	–	333,076	79,792	100
Timing Home	Residential and commercial	2019	40,794	–	–	141,030	40,677	60
Ocean Times (Foshan) Phase II	Residential and commercial	2019	89,927	–	–	289,576	69,038	60
Mt. Tittlis (Foshan)	Residential and commercial	2019	117,893	–	–	304,560	99,304	90
Jiangmen								
Central Park Living	Residential and commercial	2019	90,034	–	–	182,539	45,755	100
Times King City (Heshan)	Residential and commercial	2019	120,804	–	–	295,620	82,210	70
Lake Forest	Residential and commercial	2019	316,980	–	–	402,613	76,499	51
Zhuhai								
Eolia City (Zhuhai)	Residential and commercial	2013-2014	51,003	–	525	–	–	100
Times Harbor (Zhuhai)	Residential and commercial	2015	81,393	–	8,750	–	–	100
Times King City (Zhuhai) Phase I	Residential and commercial	2015	52,950	–	6,615	–	–	100
Times King City (Zhuhai) Phases II, III and IV	Residential and commercial	2016-2017	198,204	–	27,860	–	–	100

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[2][4]	Completed Other GFA[3]	Under development/ future development GFA[4]	Under development/ future development Other GFA[3]	Ownership interest[5]
				(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
The Shore (Zhuhai)	Residential and commercial	2016-2017	119,169	–	41,160	–	–	100
Baoli Xiangbin Huayuan Project	Residential and commercial	2017	77,206	1,495	–	–	16,478	49
Zhuhai Baisheng	Industrial[8]	Pending	100,331	–	–	–	–	100
West of Tin Ka Ping Secondary School, Zhuhai	Residential and commercial	2018	85,363	–	–	217,951	49,318	63
Times Eolia City (Zhuhai)	Residential and commercial	2018	53,963	–	–	115,044	38,852	60
Times King City (Zhuhai) Phase V	Residential and commercial	2018	17,791	–	–	38,888	14,660	80
Top Plaza	Residential and commercial	2019-2021	60,138	–	–	259,114	85,308	25
West of Heyi Road (Middle), Baijiao Township, Doumen District, Zhuhai	Residential and commercial	2019	20,000	–	–	41,202	9,504	60
Times Horizon (I)	Residential and commercial	2019	11,393	–	–	28,623	10,698	100
Times Horizon (II)	Residential and commercial	2019	23,712	–	–	61,032	17,919	100
Zhongshan								
Times King City (Zhongshan)	Residential and commercial	2013-2015	101,821	–	33,775	–	–	100
Times Cloud Atlas (Zhongshan)	Residential and commercial	2015-2016	46,667	–	567	–	–	100

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[2][4]	Completed Other GFA[3]	Under development/ future development GFA[4]	Under development/ future development Other GFA[3]	Ownership interest[5]
				(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Jin Sha Project (Zhongshan)	Residential and commercial	2020	125,065	–	–	355,392	143,237	56
Royal City (Zhongshan)	Residential and commercial	2018-2021	104,430	–	–	313,913	97,225	49
Times Byland (Zhongshan)	Residential and commercial	2014-2020	54,725	–	–	86,105	–	29
Sanxi Village Project (Zhongshan)	Residential and commercial	2019	39,351	–	–	75,131	29,385	100
Qingyuan								
Times King City (Qingyuan)	Residential and commercial	2014-2019	301,368	–	31,815	441,581	92,182	100
Times Garden (Qingyuan) Phase I	Residential and commercial	2016	70,650	–	33,086	–	–	100
Times Garden (Qingyuan) Phase II	Residential and commercial	2019	84,440	–	–	235,556	77,921	100
Fogang Shilian Project	Residential and commercial	2026	551,087	–	–	1,090,746	43,896	100
Fogang Huanghua Lake Project	Residential and commercial	2019	477,020	–	–	905,245	321,747	100
The Shore II (Qingyuan) Jiada Feilai Lake Project	Residential and commercial	2020	91,127	–	–	331,765	111,191	100

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[2][4]	Completed Other GFA[3]	Under development/ future development GFA[4]	Under development/ future development Other GFA[3]	Ownership interest[5]
				(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
The Shore (Qingyuan) Wanda West Project	Residential and commercial	2019	68,840	–	–	253,323	80,827	90
Times King City (Qingyuan) Phase IX (Heshun Project)	Residential and commercial	2019	42,214	–	–	159,470	56,470	100
Fogang Songfeng Project	Residential and commercial	2020	118,164	–	–	358,874	119,290	70
The Shore II (Qingyuan) Hengda Feilai Lake Project	Residential and commercial	2019-2020	133,102	–	–	475,065	158,732	100
Feilai south road Project (Qingyuan)	Residential and commercial	2019	23,137	–	–	69,927	28,173	100
Times Sweet (Qingyuan)	Residential and commercial	2019	28,620	–	–	97,403	23,200	100
Changsha								
Times King City (Changsha)	Residential and commercial	2013-2021	649,862	–	96,016	1,306,853	183,171	100
Times Prime (Changsha)	Residential and commercial	2020	48,017	–	–	144,051	41,265	55
Dongguan								
Times King City (Dongguan)	Residential and commercial	2018-2019	55,792	–	–	160,310	26,837	52
Times Realm (Dongguan)	Residential and commercial	2018	79,190	–	–	148,841	39,120	55

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[2][4]	Completed Other GFA[3]	Under development/ future development GFA[4]	Under development/ future development Other GFA[3]	Ownership interest[5]
				(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Times Thriving City (Dongguan)	Residential and commercial	2018	42,519	–	–	108,723	20,522	100
Huizhou								
Desai Land Parcel of Gutang'ao	Residential and commercial	2019-2020	284,414	–	–	493,193	181,575	49
Golden Totus (Huizhou)	Residential and commercial	2019	23,459	–	–	77,092	25,796	80
Vantin Casa (Huizhou)	Residential and commercial	2020	71,274	–	–	93,539	43,048	100
Sanhe Road Housing Estate (Huizhou)	Residential and commercial	2020	62,000	–	–	151,872	46,646	80
Total			7,865,002	82,433	893,149	12,501,931	3,357,999	

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

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

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

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

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

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

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

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

Acquisitions of Land Parcels during the year 2017

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

For 2017, the Group acquired 25 parcels of land in Guangzhou, Foshan, Zhuhai, Jiangmen, Zhongshan, Changsha, Qingyuan and Huizhou, and the land acquisition costs amounted to a total of approximately RMB16,915 million.

Location (City) of Projects	**Number of projects**	**Site area**	**Expected total GFA**	**Total land costs**
		(sq.m.)	*(sq.m.)*	*(RMB million)*
Guangzhou	5	179,948	518,715	5,428
Foshan	2	207,820	758,296	4,917
Zhuhai	2	35,105	87,763	709
Jiangmen	3	527,818	1,000,431	1,248
Zhongshan	3	306,120	519,095	441
Changsha	1	48,017	185,316	577
Qingyuan	6	414,092	1,529,896	2,428
Huizhou	3	156,733	385,750	1,167
Total	**25**	**1,875,653**	**4,985,262**	**16,915**

Market Review

During the Reporting Period, the real estate sector maintained a stable growth in both transaction volume and price. According to the data from the National Bureau of Statistics, the sales area of commercial properties reached 1,694.08 million sq.m. nationwide and increased by 7.7% on a year-on-year basis, representing a decrease of 14.8 percentage points in growth rate compared with the corresponding period of last year. The transaction volume of commercial properties amounted to RMB13,370.1 billion and increased by 13.7% on a year-on-year basis, representing a decrease of 21.1 percentage points in growth rate compared with the corresponding period of last year. In particular, the sales area of commercial residential properties was 1,447.89 million sq.m., accounting for 85.5% of the sales area of commercial properties and representing a year-on-year increase of 5.3% (17.1 percentage points lower than last year in growth rate). The sales of commercial residential properties amounted to RMB11,024 billion, accounting for 82.5% of the sales of commercial properties and representing a year-on-year increase of 11.3% (24.8 percentage points lower than last year in growth rate). Under unwavering and stringent regulatory policies, the sector has grown at a slower pace, with the return of a rational market and stable real estate growth. The government's regulatory policies aim at further bringing the real estate sector back to a rational state and preventing the real estate market from risks, which will benefit the long-term, sustainable development of the sector.

Prospects

2018 is the first year of practicing the spirit of the 19th CPC National Congress. The Chinese economy is expected to maintain its steady growth, as the country maintains its prudent and neutral monetary policy and a proactive fiscal policy.

It is expected that China will be consistent and stable with its policy on regulating the real estate market and sustain differentiated control measures, to ensure the stable development of the real estate industry. The financial deleveraging policy is also expected to stay, which will bring new opportunities on industry integration and development.

With continuous population inflow and further infrastructure improvement, primary city clusters will enjoy even greater value and advantages, offering sustainable drive to industry development.

In response to the country's call for quality development as a basic requirement, the Group has repositioned itself as an "Urban Development Service Provider", in a bid to serve the development of real economy and adapt to urban development and the upgrade of market consumption demand. In the future, we will stress our role as an "Urban Development Service Provider" in extending our business, serving both urban dwellers and the cities where they live.

Committed to providing multi-dimensional services for urban development, we will, on the basis of ensuring sustainable and robust development of our core business, take steps to grow such business segments as urban redevelopment, industry, commerce, long-term rental apartments, community services, logistics and warehousing, education, furniture and home decorations.

The Group will closely follow the national strategies on regional development. More specifically, it will continue to establish its presence across the Guangdong-Hong Kong-Macau Greater Bay Area, take an active part in urban redevelopment of the region, boost its market share in regions where the Group has made its presence, and extend its layout across Guangdong Province and to other cities with high growth potential.

We will maintain prudent investment strategies, and acquire sufficient and quality land reserve through a wide array of approaches.

In addition, the Group will flexibly respond to market changes to procure sales proactively and strengthen cash flow management. We will stay attentive to the changes of financial environment and actively explore diverse financing channels.

Financial Review

Revenue

The Group's revenue is primarily generated from property development, property leasing and sub-leasing and property management services, which contributed about 97.2%, 1.3% and 1.5% respectively of the revenue of 2017. The Group's revenue increased by RMB6,903.5 million, or 42.6%, to RMB23,110.0 million for 2017 from RMB16,206.5 million for 2016. This increase was primarily attributable to the increase in revenue from the sale of properties.

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

	Year 2017		Year 2016	
	(RMB in millions)	***(%)***	*(RMB in millions)*	*(%)*
Sale of properties	**22,473.1**	**97.2**	15,620.1	96.4
Rental income	**289.5**	**1.3**	298.2	1.8
Property management fee income	**347.4**	**1.5**	288.2	1.8
	23,110.0	**100.0**	16,206.5	100.0

Property development

The Group's revenue from sales of properties increased by RMB6,853.0 million, or 43.9%, to RMB22,473.1 million for 2017 from RMB15,620.1 million for 2016. The increase was primarily due to the higher percentage of projects with higher average unit price delivered for the year. The projects that contributed substantially to the Group's revenue for 2017 mainly include Time Bridges (Zengcheng), Phase II of Times King City (Changsha), Phase I of Central Park Living (Guangzhou), Phase I of Times Riverbank (Foshan), and Phase I of Times The Shore (Foshan).

Property leasing and sub-leasing

The Group's gross rental income decreased by RMB8.7 million, or 2.9%, to RMB289.5 million for 2017 from RMB298.2 million for 2016. The decrease was primarily due to the transfer of some investment properties to owner-occupied properties for the year.

Property management services

The Group's revenue from property management services increased by RMB59.2 million, or 20.5%, to RMB347.4 million for 2017 from RMB288.2 million for 2016. The increase was primarily attributable to the increase in the number of projects and areas that the Group managed.

Cost of sales

The Group's cost of sales increased by RMB4,703.9 million, or 39.3%, to RMB16,660.1 million for 2017 from RMB11,956.2 million for 2016. The increase was primarily attributable to the increase of property sales.

Gross profit and gross profit margin

The Group's gross profit increased by RMB2,199.7 million, or 51.8%, to RMB6,449.9 million for 2017 from RMB4,250.2 million for 2016. For 2017, the Group's gross profit margin increased to 27.9% from 26.2% for 2016. The increase was primarily due to the increase in recognised income from products with higher gross profit margin as compared with 2016.

Other income and gains

The Group's other income and gains increased to RMB818.2 million for 2017 from RMB362.9 million for 2016 which is primarily due to the increase in gain on bargain purchase of a joint venture, the increase in fair value gains on investment properties and bank interest income.

Selling and marketing costs

The Group's selling and marketing costs decreased by RMB34.6 million, or 5.3%, from RMB657.5 million for 2016 to RMB622.9 million for 2017. The decrease was mainly due to strengthening the cost control on selling and marketing costs.

Administrative expenses

The Group's administrative expenses increased by RMB195.2 million, or 36.3%, to RMB732.3 million for 2017 from RMB537.1 million for 2016, which was primarily due to the increase in the number of employees resulting from business expansion of the Company.

Other expenses

The Group's other expenses increased by RMB364.3 million to RMB448.5 million for 2017 from RMB84.2 million for 2016. The increase was primarily due to the premium paid on early redemption of senior notes, the fair value loss of the derivative component of the convertible bonds and an increase in donation.

Finance costs

The Group's finance costs increased by RMB161.0 million, or 67.1%, to RMB400.9 million for 2017 from RMB239.9 million for 2016. The increase was primarily due to an increase in the amounts of bank facilities in relation to the Group's land acquisitions and expansion of property developments.

Income tax expenses

The Group's income tax expenses increased by RMB769.1 million, or 65.3%, to RMB1,947.3 million for 2017 from RMB1,178.2 million for 2016. The increase was primarily attributable to the increase in the Group's taxable profit in 2017.

Profit for the year

The Company's profit for the year increased by RMB1,358.5 million, or 68.5%, to RMB3,340.9 million as of 31 December 2017 from RMB1,982.4 million as of 31 December 2016. Basic earnings per share and diluted earnings per share for 2017 were RMB151 cents (2016: RMB113 cents) and RMB145 cents (2016: RMB107 cents) respectively.

Profit attributable to the owners of the Company

Profit attributable to the owners of the Company increased by RMB712.2 million, or 36.4%, to RMB2,667.2 million for the year ended 31 December 2017 from RMB1,955.0 million for the year ended 31 December 2016. Core net profit attributable to the owners of the Company increased by RMB722.9 million, or 40.0% to RMB2,532.4 million for the year ended 31 December 2017 from RMB1,809.5 million for the year ended 31 December 2016.

Liquidity, Financial and Capital Resources

Cash position

As at 31 December 2017, the carrying balance of the Group's cash and bank deposits was approximately RMB17,206.8 million (31 December 2016: RMB11,880.7 million), representing an increase of 44.8% when compared with that of 31 December 2016. Under relevant PRC laws and regulations, some of the Group's project companies are required to place a certain amount of pre-sale proceeds in designated bank accounts as guarantee deposits for construction of the relevant properties. These guarantee deposits may only be used for payments to construction contractors in the project development process and for other construction-related payments, such as purchase of materials. The remaining guarantee deposits are released when certificates of completion for the relevant properties have been obtained. In addition, a portion of the Group's bank deposits represented loan proceeds in the monitoring accounts designated by the banks, in which case the use of the restricted bank deposits, subject to the banks' approval, is restricted to the purposes as set out in the relevant loan agreements. The remaining restricted deposits were primarily time deposits. As at 31 December 2017, the Group's restricted bank deposits was RMB2,943.8 million (31 December 2016: RMB2,958.0 million).

Borrowings and pledged assets

The Group had aggregate interest-bearing bank loans and other borrowings of approximately RMB33,289.1 million as at 31 December 2017. Borrowings that are due within one year increased from RMB1,956.1 million as at 31 December 2016 to RMB6,030.0 million as at 31 December 2017, and approximately RMB25,093.0 million of borrowings are due within two to five years and approximately RMB2,166.1 million of borrowings are due in over five years. As at 31 December 2017, the Group's outstanding borrowings were secured by certain of its property, plant and equipment, interests in joint ventures, properties under development, investment properties and prepaid land lease payments with carrying values of approximately RMB368.4 million, RMB949.5 million, RMB4,811.8 million, RMB726.9 million and RMB946.1 million, respectively.

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

(a) USD 6.6% Senior Notes due 2023

On 30 November 2017, the Company issued 6.6% senior notes due 2023 ("USD 6.6% Senior Notes due 2023") in a principal amount of USD300,000,000 (approximately equivalent to RMB1,981,020,000). USD 6.6% Senior Notes due 2023 are listed on the SEHK and bear interest from and including 30 November 2017 at the rate of 6.6% per annum, payable semi-annually in arrears.

(b) RMB 8.2% Non-Public Domestic Corporate Bonds due 2022

On 8 September 2017, 廣州市時代控股集團有限公司 (Guangzhou Times Holdings Group Co., Ltd.*) ("Guangzhou Times", formerly known as 廣州市時代地產集團有限公司 (Guangzhou Times Property Group Co., Ltd.*)) issued 8.2% non-public domestic corporate bonds due 2022 ("RMB 8.2% Non-Public Domestic Corporate Bonds due 2022") in a principal amount of RMB1,100,000,000. Guangzhou Times is entitled to adjust coupon rate at the end of the third year, while investors are entitled to sell back. RMB 8.2% Non-Public Domestic Corporate Bonds due 2022 are listed on the Shanghai Stock Exchange and bear interest from and including 8 September 2017 at the rate of 8.2% per annum, payable annually in arrears.

(c) RMB 7.75% Non-Public Domestic Corporate Bonds due 2020

On 8 September 2017, Guangzhou Times issued 7.75% non-public domestic corporate bonds due 2020 ("RMB 7.75% Non-Public Domestic Corporate Bonds due 2020") in a principal amount of RMB500,000,000. Guangzhou Times is entitled to adjust coupon rate at the end of the second year, while investors are entitled to sell back. RMB 7.75% Non-Public Domestic Corporate Bonds due 2020 are listed on the Shanghai Stock Exchange and bear interest from and including 8 September 2017 at the rate of 7.75% per annum, payable annually in arrears.

(d) USD 5.75% Senior Notes due 2022

On 26 April 2017, the Company issued 5.75% senior notes due 2022 ("USD 5.75% Senior Notes due 2022") in a principal amount of USD225,000,000 (approximately equivalent to RMB1,549,013,000). USD 5.75% Senior Notes due 2022 are listed on the SEHK and bear interest from and including 26 April 2017 at the rate of 5.75% per annum, payable semi-annually in arrears.

(e) USD 6.25% Senior Notes due 2020

On 23 January 2017, the Company issued 6.25% senior notes due 2020 ("USD 6.25% Senior Notes due 2020") in a principal amount of USD375,000,000 (approximately equivalent to RMB2,571,450,000). USD 6.25% Senior Notes due 2020 are listed on the SEHK and bear interest from and including 23 January 2017 at the rate of 6.25% per annum, payable semi-annually in arrears.

(f) RMB 7.88% Non-Public Domestic Corporate Bonds due 2019

On 18 January 2016, Guangzhou Times issued 7.88% non-public domestic corporate bonds due 2019 ("RMB 7.88% Non-Public Domestic Corporate Bonds due 2019") in a principal amount of RMB3,000,000,000, with the option to redeem by Guangzhou Times at the end of the second year. RMB 7.88% non-public domestic corporate bonds due 2019 are listed on the Shenzhen Stock Exchange and bear interest from and including 18 January 2016 at the rate of 7.88% per annum, payable annually in arrears.

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

On 26 October 2015, Guangzhou Times issued 7.85% non-public domestic corporate bonds due 2018 ("RMB 7.85% Non-Public Domestic Corporate Bonds due 2018") in a principal amount of RMB3,000,000,000. RMB 7.85% non-public domestic corporate bonds due 2018 are listed on the Shanghai Stock Exchange and bear interest from and including 26 October 2015 at the rate of 7.85% per annum, payable annually in arrears.

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

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

(i) USD 11.45% Senior Notes due 2020

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

(j) On 16 July 2017, the Company fully redeemed an aggregate principal amount of RMB1,500,000,000 of 10.375% senior notes due 2017 at a redemption price of RMB1,577,173,500, which equals to 100% of the principal amount of such notes plus the accrued and unpaid interest to the due date.

(k) Convertible Bonds

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

On 19 May 2017, the Investor exercised the conversion right attaching to the Bonds in a principal amount of HKD65,000,000, and 18,571,428 New Shares were allotted and issued to the Investor at an initial conversion price of HKD3.50 per share. Upon conversion, the aggregate principal amount of the Bonds was reduced to HKD323,000,000.

On 24 August 2017, the Investor exercised the conversion right attaching to the Bonds in a principal amount of HKD323,000,000, and 92,285,714 New Shares were allotted and issued to the Investor at an initial conversion price of HKD3.50 per share. Upon conversion, all the Bonds had been fully converted.

(l) On 21 March 2017, the Company redeemed an aggregate principal amount of USD305,000,000 of all of the outstanding 12.625% senior notes due 2019 ("USD 12.625% Senior Notes due 2019") at a redemption price of USD343,507,775, which equals to 106.313% of the principal amount of such notes plus accrued and unpaid interest to the redemption date.

Financial guarantee

As at 31 December 2017, the outstanding guarantee mortgage loans that domestic banks provided to purchasers of the Group's properties amounted to approximately RMB20,223.5 million (31 December 2016: approximately RMB18,098.3 million). These guarantees are released upon the earlier of (i) the relevant certificates of registration of mortgage or the certificates of other interests with respect to the relevant properties being delivered to the mortgagor banks; and (ii) the settlement of mortgage loans between the mortgagor banks and the purchasers of the Group's projects. If a purchaser defaults on a mortgage loan before the guarantees are released, the Group may have to repurchase the underlying property by paying off mortgage. If the Group fails to do so, the mortgagor bank may auction the underlying property and recover any outstanding amount from the Group if the amount of outstanding loan exceeds the net foreclosure sales proceeds from the auction. In line with industry practices, the Group do not conduct independent credit reviews of our customers but rely on the credit reviews conducted by the mortgagor banks.

Foreign currency risks

The Group mainly operates in the PRC and conducts its operations mainly in Renminbi. The Group will closely monitor the fluctuations of the Renminbi exchange rate and give prudent consideration as to entering into any currency swap arrangement as and when appropriate for hedging corresponding risks. As at 31 December 2017, the Group had not engaged in hedging activities for managing foreign exchange rate risk.

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

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

Events After the Reporting Period

The Group has the following material subsequent events:

On 17 January 2018, the Company issued 6.25% senior notes due 2021 ("USD 6.25% Senior Notes due 2021") in a principal amount of USD500,000,000 (approximately equivalent to RMB3,216,750,000). USD 6.25% Senior Notes due 2021 are listed on the SEHK and bear interest from and including 17 January 2018 at the rate of 6.25% per annum, payable semi-annually in arrears. The Company has received net proceeds of RMB3,167,212,000 by the date of approval of this announcement.

Change of Company Name

On 15 January 2018, a special resolution was passed by the shareholders of the Company (the "Shareholders") to approve the change of the English name of the Company from "Times Property Holdings Limited" to "Times China Holdings Limited"; and the adoption of the Chinese name of "時代中國控股有限公司" as the dual foreign name of the Company in place of its existing Chinese name "時代地產控股有限公司" (the "Change of Company Name"). The Certificate of Incorporation on Change of Name was issued by the Registrar of Companies in the Cayman Islands on 15 January 2018 regarding the Change of Company Name with effect from 15 January 2018. The Certificate of Registration of Alteration of Name of Registered Non-Hong Kong Company was issued by the Hong Kong Companies Registry on 6 February 2018 certifying that the new name of the Company has been registered in Hong Kong. Following the Change of Company Name, the stock short name of the Company for trading in the Shares on the Stock Exchange has been changed from "TIMES PPT" to "TIMES CHINA" in English and from "時代地產" to "時代中國控股" in Chinese with effect from 27 February 2018. The debt securities short names of the Company have also been changed with effect from 27 February 2018, details of which were disclosed in the Company's announcement dated 22 February 2018.

Employees and remuneration policy

As at 31 December 2017, the Group had 7,492 employees (31 December 2016: 6,016 employees). The remunerations of the employees are commensurate with their performance, skills, knowledge, experience and the market trend. Employee benefits provided by the Group include provident fund schemes, medical insurance scheme, unemployment insurance scheme and housing provident fund. The Group reviews the remuneration policies and packages on a regular basis and will make necessary adjustments that accommodate the pay levels in the industry. In addition to basic salaries, the employees may be offered with discretionary bonuses and cash awards based on individual performances. The Group also provides training programs for the employees with a view to constantly upgrading their skills and knowledge. Further, the Group adopted the share option scheme on 19 November 2013 (the "Share Option Scheme") as incentives or rewards for the employees' contributions to the Group. Further information of the Share Option Scheme is available in the Company's annual report for the year ended 31 December 2017. The Group's employee benefit expense (excluding Directors' remuneration) is approximately RMB593.7 million for the year ended 31 December 2017 (2016: RMB491.2 million).

USE OF NET PROCEEDS FROM LISTING

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

FINAL DIVIDEND

The Board recommended the payment of a final dividend of RMB41.43 cents per share for the year ended 31 December 2017 (2016: RMB31.51 cents) to the Shareholders. The final dividend, if approved, will be payable on or around 3 July 2018 and is subject to the approval of the Shareholders at the annual general meeting to be held on 18 May 2018 (the "AGM").

The proposed final dividend shall be declared in RMB and paid in Hong Kong dollars ("HKD"). The final dividend payable in HKD will be converted from RMB at the average exchange rate of HKD against RMB announced by the People's Bank of China on 18 May 2018.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from 15 May 2018 (Tuesday) to 18 May 2018 (Friday), both days inclusive, in order to determine the identity of the Shareholders who are entitled to attend the forthcoming AGM. In order to be eligible to attend and vote at the forthcoming AGM, all transfer accompanied by the relevant share certificates and transfer forms must be lodged with the Company's Hong Kong share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong before 4:30 p.m. on 14 May 2018 (Monday).

The record date for qualifying to receive the proposed final dividend is 29 May 2018 (Tuesday). In order to determine the right of the Shareholders entitled to receive the proposed final dividend, which is subject to the approval by the Shareholders in the forthcoming AGM, the register of members of the Company will also be closed from 25 May 2018 (Friday) to 29 May 2018 (Tuesday), both days inclusive. All transfer accompanied by the relevant share certificates and transfer forms must be lodged with the Company's Hong Kong share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong before 4:30 p.m. on 24 May 2018 (Thursday).

CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of the Shareholders and to enhance corporate value and accountability. The Company has adopted Corporate Governance Code (the "CG Code") contained in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") as its own code of corporate governance.

The Company has been conducting its business according to the principles of the CG Code set out in Appendix 14 to the Listing Rules. Save for the deviation disclosed in this announcement, in the opinion of the Directors, the Company has complied with all the code provisions as set out in the CG Code during the year ended 31 December 2017.

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

Compliance with Code on Conduct Regarding Directors' Securities Transactions

The Company has also adopted a code of conduct regarding Directors' securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Listing Rules (the "Model Code"). All Directors have confirmed, following specific enquiry by the Company, that they have complied with the Model Code for the year ended 31 December 2017.

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

Audit Committee and Review of Financial Statements

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

The Audit Committee has reviewed the annual report and the audited consolidated annual results of the Group for the year ended 31 December 2017 in conjunction with the Company's management. The Audit Committee has also reviewed the effectiveness of the risk management and the internal control systems of the Company and considers the risk management and internal control systems to be effective and adequate.

Purchase, Sale or Redemption of Listed Securities

Save as previously disclosed in this announcement, there was no purchase, sale and redemption of any listed securities of the Company by the Company or any of its subsidiaries during the year ended 31 December 2017.

REVIEW OF PRELIMINARY ANNOUNCEMENT OF RESULTS BY THE INDEPENDENT AUDITORS

The figures in respect of the Group's results for the year ended 31 December 2017 as set out in this preliminary announcement have been agreed by the Group's independent auditors, Ernst & Young, Certified Public Accountants of Hong Kong ("Ernst & Young") to the amounts set out in the Group's consolidated financial statements for the year. The work performed by Ernst & Young in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently, no assurance has been expressed by Ernst & Young on this preliminary announcement of results.

ANNUAL GENERAL MEETING

The AGM of the Company for the year ended 31 December 2017 is scheduled to be held on 18 May 2018 (Friday). A notice convening the AGM will be issued and disseminated to the Shareholders in due course.

PUBLICATION OF THE ANNUAL RESULTS AND 2017 ANNUAL REPORT ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY

This annual results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (http://www.timesgroup.cn), and the 2017 annual report containing all the information required by the Listing Rules will be despatched to the Shareholders and published on the respective websites of the Stock Exchange and the Company in due course.

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

Hong Kong, 28 February 2018

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

* *For identification purpose only*