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)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2018

INTERIM RESULTS HIGHLIGHTS

– Contracted sales for the Period of RMB26.0 billion, representing an increase of 52.7% as compared with the corresponding period in 2017;

– Turnover for the Period of RMB10,476.5 million, representing an increase of 20.1% as compared with the corresponding period in 2017;

– Profit for the Period of RMB1,135.3 million, representing an increase of 42.2% as compared with the corresponding period in 2017;

– Profit attributable to the owners of the Company for the Period of RMB1,184.2 million, representing an increase of 137.9% as compared with the corresponding period in 2017;

– Core net profit attributable to the owners of the Company for the Period[Note 1] of RMB1,183.0 million, representing an increase of 86.1% as compared with the corresponding period in 2017;

– Gross profit margin and core net profit margin attributable to the owners of the Company for the Period of 28.2% and 11.3%, respectively; and

– Cash and bank balances of RMB20.66 billion as at 30 June 2018.

Note 1: Excluding changes in fair value of investment properties, and net of the impact of related deferred tax, the premium paid on early redemption of senior notes, gain on bargain purchase of subsidiaries and remeasurement of the pre-existing interest in joint ventures.

RESULTS

The board (the "Board") of directors (the "Directors") of Times China Holdings Limited (the "Times China" or the "Company") is pleased to announce the unaudited condensed consolidated interim results of the Company and its subsidiaries (collectively, the "Group") for the six months ended 30 June 2018 (the "Period"), together with the comparative figures for the corresponding period in 2017 as follows:

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2018

		Six months ended 30 June	
		2018	2017
	Notes	***RMB'000***	*RMB'000*
		(Unaudited)	(Unaudited)
REVENUE			
Sale of properties	*4A*	**10,125,896**	8,399,182
Gross rental income from:			
Lease of self-owned properties		**19,562**	25,331
Sub-lease of leased properties		**140,631**	122,074
Property management fee income	*4A*	**190,444**	178,477
		10,476,533	8,725,064
Cost of sales		**(7,520,867)**	(6,424,463)
GROSS PROFIT		**2,955,666**	2,300,601
Other income and gains	*5*	**650,577**	136,612
Selling and marketing costs		**(363,840)**	(366,262)
Administrative expenses		**(436,422)**	(326,543)
Other expenses		**(178,164)**	(226,090)
Finance costs	*7*	**(246,712)**	(174,008)
Share of losses of associates and joint ventures		**(164,262)**	(2,096)
PROFIT BEFORE TAX	*6*	**2,216,843**	1,342,214
Income tax expense	*8*	**(1,081,535)**	(543,564)
PROFIT FOR THE PERIOD		**1,135,308**	798,650
Attributable to:			
Owners of the Company		**1,184,215**	497,807
Non-controlling interests		**(48,907)**	300,843
		1,135,308	798,650
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic – for profit for the period	*9*	**RMB65 cents**	RMB29 cents
Diluted – for profit for the period	*9*	**RMB65 cents**	RMB29 cents

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the six months ended 30 June 2018

	Six months ended 30 June	
	2018	2017
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
PROFIT FOR THE PERIOD	**1,135,308**	798,650
OTHER COMPREHENSIVE (LOSS)/INCOME		
Other comprehensive (loss)/income may be reclassified to profit or loss in subsequent periods:		
Share of other comprehensive loss of a joint venture	**(9,425)**	–
Exchange differences on translation of foreign operations	**(125,109)**	158,339
	(134,534)	158,339
Other comprehensive income will not be reclassified to profit or loss:		
Net gain on equity instruments at fair value through other comprehensive income	**5,413**	–
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD	**(129,121)**	158,339
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**1,006,187**	956,989
Attributable to:		
Owners of the Company	**1,055,094**	656,146
Non-controlling interests	**(48,907)**	300,843
	1,006,187	956,989

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2018

	Notes	30 June 2018 RMB'000 (Unaudited)	31 December 2017 RMB'000 (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		**1,516,696**	1,378,936
Prepaid land lease payments		**3,055,809**	919,206
Investment properties		**1,374,050**	1,498,330
Goodwill		**420,367**	201,765
Other intangible assets		**140,655**	37,134
Interests in joint ventures		**3,883,088**	4,698,830
Interests in associates		**330,544**	35,086
Available-for-sale investments		**–**	485,402
Debt instruments at fair value through profit or loss		**260,500**	–
Equity instruments at fair value through other comprehensive income		**263,497**	–
Deferred tax assets		**980,861**	789,426
Prepayments, deposits and other receivables		**1,203,488**	932,768
Total non-current assets		**13,429,555**	10,976,883
CURRENT ASSETS			
Prepaid land lease payments		**688,145**	1,374,853
Properties under development		**47,421,682**	43,804,554
Completed properties held for sale		**3,558,317**	4,083,628
Trade receivables	*11*	**4,380,491**	3,253,356
Contract assets		**271,459**	–
Prepayments, deposits and other receivables		**20,204,914**	14,423,860
Amounts due from joint ventures		**5,527,769**	4,985,166
Amounts due from associates		**1,074,204**	465,810
Tax prepayments		**1,135,963**	804,225
Restricted bank deposits		**3,531,630**	2,943,774
Cash and cash equivalents		**17,124,378**	14,262,982
Total current assets		**104,918,952**	90,402,208
CURRENT LIABILITIES			
Trade and bills payables	*12*	**5,370,543**	3,837,132
Other payables and accruals		**10,779,457**	28,474,399
Contract liabilities		**22,571,007**	–
Amounts due to joint ventures		**4,869,285**	4,155,306
Interest-bearing bank loans and other borrowings		**9,787,493**	6,030,011
Tax payable		**2,633,173**	2,216,360
Total current liabilities		**56,010,958**	44,713,208
NET CURRENT ASSETS		**48,907,994**	45,689,000
TOTAL ASSETS LESS CURRENT LIABILITIES		**62,337,549**	56,665,883

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
(continued)
As at 30 June 2018

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
TOTAL ASSETS LESS CURRENT LIABILITIES	**62,337,549**	56,665,883
NON-CURRENT LIABILITIES		
Interest-bearing bank loans and other borrowings	**30,791,104**	27,259,076
Deferred tax liabilities	**1,888,394**	1,461,192
Total non-current liabilities	**32,679,498**	28,720,268
Net assets	**29,658,051**	27,945,615
EQUITY		
Equity attributable to owners of the Company		
Share capital	**145,260**	145,260
Reserves	**15,663,571**	15,426,286
	15,808,831	15,571,546
Non-controlling interests	**13,849,220**	12,374,069
Total equity	**29,658,051**	27,945,615

NOTES TO FINANCIAL STATEMENTS

For the six months ended 30 June 2018

1. CORPORATE INFORMATION

The Company was incorporated in the Cayman Islands on 14 November 2007 under the name of Times Property (Holdings) Co., Limited as an exempted company with limited liability under the Companies Law, Cap. 22 of the Cayman Islands. Pursuant to a special resolution passed on 24 January 2008, the Company's name was changed from Times Property (Holdings) Co., Limited to Times Property Holdings Limited. 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 six months ended 30 June 2018, 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., which was incorporated in the British Virgin Islands ("BVI") and the ultimate holding company is Renowned Brand Investments Limited ("Renowned Brand"), which was incorporated in BVI. Renowned Brand is wholly owned by Mr. Shum Chiu Hung ("Mr. Shum"), the founder of the Group.

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

2. BASIS OF PREPARATION

The unaudited interim condensed consolidated financial statements of the Group for the six months ended 30 June 2018 have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on the Stock Exchange and International Accounting Standard 34 "Interim Financial Reporting" issued by the International Accounting Standards Committee.

These unaudited interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2017.

They have been prepared under the historical cost convention, except for investment properties, debt instruments at fair value through profit or loss ("FVPL"), equity instruments at fair value through other comprehensive income ("FVOCI") and certain other payables and accruals, which have been measured at fair value. The unaudited interim condensed consolidated financial statements are presented in Renminbi ("RMB") and all values are rounded to the nearest thousand except when otherwise indicated.

3. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's audited consolidated financial statements for the year ended 31 December 2017, except for the adoption of new standards and interpretations effective as of 1 January 2018. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

In the current interim period, the Group has applied, for the first time, the following amendments to International Financial Reporting Standards ("IFRSs", which also include International Accounting Standards ("IASs") and interpretations) that are relevant to the Group's operation for the preparation of the Group's interim condensed consolidated financial statements:

IFRS 9	*Financial Instruments*
IFRS 15	*Revenue from Contracts with Customers*
Amendments to IFRS 15	*Clarifications to IFRS 15 Revenue from Contracts with Customers*
IFRIC 22	*Foreign Currency Transactions and Advance Consideration*
Amendments to IFRS 2	*Classification and Measurement of Share-based Payment Transactions*
Amendments to IFRS 4	*Applying IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts*
Amendments to IAS 40	*Transfers of Investment Property*
Annual improvements 2014–2016 Cycle	*Amendments to IFRS 1 and IAS 28*

Other than as further explained below, the directors do not anticipate that the application of the new and revised IFRSs above will have a material effect on these interim condensed consolidated financial statements and the disclosure.

IFRS 15

IFRS 15 supersedes IAS 11 *Construction Contracts*, IAS 18 *Revenue* and related interpretations and it applies to all revenue arising from contracts with customers, unless those contracts are in the scope of other standards. The new standard establishes a five-step model to account for revenue arising from contracts with customers. Under IFRS 15, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

The standard requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract.

The Group adopted IFRS 15 using the modified retrospective method of adoption and it elected to apply that method to only those contracts that were not completed at the date of initial application. The comparative information for each of the primary financial statements would be presented based on the requirements of IAS 18 and related interpretations, thus the comparative figures have not been restated.

The Group mainly engages in the businesses of property development, property leasing and property management. The effects of the adoption of IFRS 15 are further explained as follows:

(a) ***Accounting for property development activities***

In prior reporting periods, revenue from the sale of completed properties is recognised upon the signing of the property handover letter, which is taken to be the point in time when the risks and rewards of ownership of the property have been passed to the buyer, not continuously recognised based on construction progresses.

Under IFRS 15, for properties that have no alternative use to the Group due to contractual reasons and when the Group has an enforceable right to payment from the customers for performance completed to date, the Group recognises revenue as the performance obligation is satisfied over time in accordance with the input method for measuring progress.

The excess of cumulative revenue recognised in profit or loss over the cumulative billings to purchasers of properties is recognised as contract assets. The contract assets will be reclassified as receivables when the progress billings are issued or properties are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

The excess of cumulative billings to purchasers of properties over the cumulative revenue recognised in profit or loss is recognised as contract liabilities. The contract liabilities are recognised as revenue when the Group satisfies its performance obligations.

For the six months ended 30 June 2018, the Group has assessed that there is an enforceable right to payment from the customers for performance completed to date for few properties. Thus, the Group has concluded that the adoption of IFRS 15 did not have a material impact on the timing of revenue recognition.

For contracts where the period between the payment by the customer and the transfer of the promised property or service exceeds one year, the transaction price and the amount of revenue from the sales of completed properties is adjusted for the effects of a financing component, if significant. For the six months ended 30 June 2018, the Group has assessed that the financing component effect is insignificant.

Under IFRS 15, proceeds from customers of pre-sold properties, which previously presented as receipt in advance from customers included in "other payables and accruals", are recorded as "contract liabilities" before relevant sale revenue is recognised.

(b) ***Accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract***

Following the adoption of IFRS 15, stamp duty, sales commissions and other costs directly attributable to obtaining a contract, if recoverable, are capitalised as "contract assets".

(c) ***Presentation and disclosure requirements IAS 34.114***

As required for the condensed consolidated financial statements, the Group disaggregated revenue recognised from contracts with customers into categories that depict how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors. The Group also disclosed information about the relationship between the disclosure of disaggregated revenue and revenue information disclosed for each reportable segment. Refer to note 4A for the disclosure on disaggregated revenue.

IFRS 9

IFRS 9 *Financial Instruments* replaces IAS 39 *Financial Instruments: Recognition and Measurement* for annual periods beginning on or after 1 January 2018. The standard introduces new requirements for classification and measurement and impairment. The Group had adopted IFRS 9 from 1 January 2018. The Group did not restate comparative information and recognised any material transition adjustments against the opening balance of equity at 1 January 2018. The impacts relate to the classification and measurement and the impairment requirements and are summarised as follows:

(a) Classification and measurement

Under IFRS 9, debt financial instruments are subsequently measured at FVPL, amortised cost, or FVOCI. The classification is based on two criteria: the Group's business model for managing the assets; and whether the instrument's contractual cash flows represent solely payments of principal and interest on the principal amount outstanding (the "SPPI" criterion).

The new classification and measurement of the Group's financial assets are as follows:

– *Debt instruments at amortised cost* that are held within a business model with the objective to hold the financial assets in order to collect contractual cash flows that meet the SPPI criterion. This category includes the Group's trade receivables, amount due from joint ventures/associates and financial assets included in prepayments, deposits and other receivables.

– *Equity instruments at FVOCI*, with no recycling of gains or losses to profit or loss on derecognition. This category only includes equity instruments, which the Group intends to hold for the foreseeable future and which the Group has irrevocably elected to so classify upon initial recognition or transition. The Group classified its unquoted equity instruments as equity instruments at FVOCI. Equity instruments at FVOCI are not subject to an impairment assessment under IFRS 9. Under IAS 39, the Group's unquoted equity instruments were classified as available-for-sale investments.

– *Financial assets at FVPL* include debt instruments whose cash flow characteristics fail the SPPI criterion or are not held within a business model whose objective is either to collect contractual cash flows, or to both collect contractual cash flows and sell. Under IAS 39, the Group's debt instruments were classified as available-for-sale investments.

(b) Impairment

The adoption of IFRS 9 has fundamentally changed the Group's accounting for impairment losses for financial assets by replacing IAS 39's incurred loss approach with a forward-looking expected credit loss ("ECL") approach. IFRS 9 requires the Group to record an allowance for ECLs for all loans and other debt financial assets not held at FVPL.

ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the asset's original effective interest rate. Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. assessment are done based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

As at 30 June 2018, the Group has applied the simplified approach and recorded lifetime ECLs on trade receivables and contract assets, and general approach and recorded 12-month ECLs on amounts due from joint ventures/associates and financial assets included in prepayments, deposits and other receivables. The Group determined that there are no significant financial impact arising from these changes.

4A. DISAGGREGATION OF REVENUE

Set out below is the disaggregation of the Group's revenue from contracts with customers:

Six months ended 30 June 2018	Property development	Property management	Total
(Unaudited)	***RMB'000***	***RMB'000***	***RMB'000***
Segment			
Type of goods or services			
Sale of properties	10,125,896	–	10,125,896
Property management fee income	–	190,444	190,444
Total revenue from contracts with customers	10,125,896	190,444	10,316,340
Geographical markets:			
Mainland China	10,125,896	190,444	10,316,340
Timing of revenue recognition			
Goods transferred at a point in time	10,125,896	–	10,125,896
Services transferred over time	–	190,444	190,444
Total revenue from contracts with customers	10,125,896	190,444	10,316,340

Set out below is the reconciliation of the revenue from contacts with customer with the amounts disclosed in the segment information:

	Property development	Property management	Total
	RMB'000	***RMB'000***	***RMB'000***
Revenue			
Sales to external customers	10,125,896	190,444	10,316,340
Intersegment sales	637,102	84,359	721,461
Adjustments and eliminations	(637,102)	(84,359)	(721,461)
Total revenue from contracts with customers	10,125,896	190,444	10,316,340

4B. 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 six months ended 30 June 2018 are all located in Mainland China.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit or loss, which is a measure of adjusted profit or loss before tax. The adjusted profit or loss before tax is measured consistently with the Group's profit before tax except that bank interest income, gain on disposal of an equity instrument at FVOCI, changes in fair value of the derivative component of the convertible bonds, finance costs, share of 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 equity instruments at FVOCI amounting to RMB68,522,000 (31 December 2017: certain available-for-sale investments total amounting to USD10,988,000, approximately equivalent to RMB72,902,000) and certain property, plant and equipment of RMB5,773,000 (31 December 2017: RMB6,774,000), 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 total amounting to USD2,054,342,000 (approximately equivalent to RMB13,609,083,000) (31 December 2017: USD1,389,012,000, approximately equivalent to RMB9,076,080,000), the Group's liabilities are located in Mainland China.

Segment assets exclude interests in joint ventures, interests in associates, debt instruments at FVPL, equity instruments at FVOCI, available-for-sale investments, deferred tax assets, amounts due from joint ventures/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, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

During the six months ended 30 June 2018 and 30 June 2017, 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 six months ended 30 June 2018, and segment assets and liabilities as at 30 June 2018 are presented below:

Six months ended 30 June 2018	**Property development**	**Property leasing**	**Property management**	**Elimination**	**Total**
(Unaudited)	***RMB'000***	***RMB'000***	***RMB'000***	***RMB'000***	***RMB'000***
Segment revenue					
Sales to external customers	**10,125,896**	**160,193**	**190,444**	**–**	**10,476,533**
Intersegment sales	**637,102**	**17,119**	**84,359**	**(738,580)**	**–**
	10,762,998	**177,312**	**274,803**	**(738,580)**	**10,476,533**
Segment results	**2,740,551**	**30,561**	**23,360**	**–**	**2,794,472**
Reconciliation:					
Bank interest income					**62,906**
Gain on disposal of an equity instrument at FVOCI					**1,038**
Unallocated corporate expenses					**(230,599)**
Finance costs					**(246,712)**
Share of losses of associates and joint ventures					**(164,262)**
Profit before tax					**2,216,843**
Other segment information					
Depreciation	**(12,779)**	**(41,607)**	**(1,158)**	**–**	**(55,544)**
Amortisation	**(4,613)**	**(64)**	**(444)**	**–**	**(5,121)**
Fair value gains on investment properties	**–**	**15,560**	**–**	**–**	**15,560**

As at 30 June 2018	**Property development**	**Property leasing**	**Property management**	**Elimination**	**Total**
(Unaudited)	***RMB'000***	***RMB'000***	***RMB'000***	***RMB'000***	***RMB'000***
Segment assets	**79,907,323**	**3,839,082**	**486,406**	**–**	**84,232,811**
Reconciliation:					
Unallocated assets					**34,115,696**
Total assets					**118,348,507**
Segment liabilities	**37,259,976**	**362,638**	**324,919**	**–**	**37,947,533**
Reconciliation:					
Unallocated liabilities					**50,742,923**
Total liabilities					**88,690,456**

Segment revenue, segment results and other segment information for the six months ended 30 June 2017, and segment assets and liabilities as at 31 December 2017 are presented below:

Six months ended 30 June 2017 (Unaudited)	Property development RMB'000	Property leasing RMB'000	Property management RMB'000	Elimination RMB'000	Total RMB'000
Segment revenue					
Sales to external customers	8,399,182	147,405	178,477	–	8,725,064
Intersegment sales	52,139	11,184	35,902	(99,225)	–
	8,451,321	158,589	214,379	(99,225)	8,725,064
Segment results	1,599,639	66,095	26,536	–	1,692,270
Reconciliation:					
Bank interest income					48,901
Changes in fair value of the derivative component of the convertible bonds					(22,809)
Unallocated corporate expenses					(200,044)
Finance costs					(174,008)
Share of losses of associates and joint ventures					(2,096)
Profit before tax					1,342,214
Other segment information					
Depreciation	(25,957)	(46,217)	(2,113)	–	(74,287)
Amortisation	(224)	–	(444)	–	(668)
Fair value gains on investment properties	–	24,750	–	–	24,750

As at 31 December 2017 (Audited)	Property development RMB'000	Property leasing RMB'000	Property management RMB'000	Elimination RMB'000	Total RMB'000
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

5. OTHER INCOME AND GAINS

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

	Six months ended 30 June	
	2018	2017
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Other income		
Bank interest income	**62,906**	48,901
Interest income from third parties and joint ventures	**58,037**	–
Management fee income	**6,572**	–
Compensation income	**96,053**	8,468
Others	**22,802**	54,493
	246,370	111,862
Gains, net		
Gain on partial disposal of interest in a joint venture without loss of joint control	**234,927**	–
Remeasurement of the pre-existing interests in the joint ventures	**134,010**	–
Gain on bargain purchases of subsidiaries	**9,224**	–
Gain on disposal of an equity instrument at FVOCI	**1,038**	–
Fair value gains on investment properties	**15,560**	24,750
Foreign exchange gain, net	**9,448**	–
	404,207	24,750
	650,577	136,612

6. PROFIT BEFORE TAX

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

	Six months ended 30 June	
	2018	2017
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Cost of properties sold	**7,281,991**	6,203,736
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	**3,778**	27
Direct operating expenses (including rental and depreciation of leasehold improvements) arising on subleasing business	**85,067**	78,307
Cost of property management services provided	**150,031**	142,393
	7,520,867	6,424,463
Depreciation	**55,544**	74,287
Amortisation of other intangible assets	**5,121**	668
Changes in fair value of investment properties	**(15,560)**	(24,750)
Employee benefit expense (including Directors' remuneration):		
Wages and salaries	**463,030**	356,679
Pension scheme contributions	**38,592**	19,328
Less: Amount capitalised in properties under development	**(226,571)**	(224,804)
	275,051	151,203
Minimum lease payments under operating leases regarding office premises and leased properties for subleasing business	**74,371**	49,320
Foreign exchange difference, net	**(9,448)**	18,003
Loss on disposal of items of property, plant and equipment	**8,091**	512
Premium paid on early redemption of a senior note	**102,002**	132,328
Gain on bargain purchase of subsidiaries	**(9,224)**	–
Gain on partial disposal of interest in a joint venture without loss of joint control	**(234,927)**	–
Reassessment of the pre-existing interests in joint ventures	**(134,010)**	–
Gain on disposal of an equity instrument at FVOCI	**(1,038)**	–
Changes in fair value of the derivative component of the convertible bonds	**–**	22,809

7. FINANCE COSTS

	Six months ended 30 June	
	2018	2017
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Interest expense	**1,443,109**	1,087,110
Less: Interest capitalised	**(1,196,397)**	(913,102)
	246,712	174,008

8. 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 currently arising in Hong Kong during the six months ended 30 June 2018.

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 six months ended 30 June 2018, based on the existing legislation, interpretations and practices in respect thereof.

PRC land appreciation tax

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

During the Period, 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.

	Six months ended 30 June	
	2018	2017
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Current:		
CIT	**834,057**	776,754
LAT	**537,527**	89,947
Deferred	**(290,049)**	(323,137)
Total tax charge for the period	**1,081,535**	543,564

9. EARNINGS PER SHARE

The calculation of the basic earnings per share amount is based on the profit attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares of 1,833,817,000 (six months ended 30 June 2017: 1,727,372,000) in issue during the period.

	Six months ended 30 June	
	2018	2017
	(Unaudited)	(Unaudited)
Profit attributable to ordinary equity holders of the Company (RMB'000)	**1,184,215**	497,807
Weighted average number of ordinary shares in issue (in thousand)	**1,833,817**	1,727,372
Basic earnings per share (RMB cents per share)	**65**	29

The diluted earnings per share amount is calculated by adjusting the profit attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares into ordinary shares. The Company's dilutive potential ordinary shares are derived from the convertible bonds. In calculating the diluted earnings per share, the convertible bonds are assumed to have been converted into ordinary shares, and the net profit is adjusted to eliminate the interest expenses charged to the interim condensed 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.

	Six months ended 30 June	
	2018	2017
	(Unaudited)	(Unaudited)
Profit attributable to ordinary equity holders of the Company (RMB'000)	**1,184,215**	497,807
Changes in fair value of the derivative component of the convertible bonds (RMB'000)	**–**	22,809
Profit used to determine diluted earnings per share (RMB'000)	**1,184,215**	520,616
Weighted average number of ordinary shares in issue (in thousand)	**1,833,817**	1,727,372
Assumed conversion of convertible bonds (in thousand)	**–**	92,286
Weighted average number of ordinary shares for diluted earnings per share (in thousand)	**1,833,817**	1,819,658
Diluted earnings per share (RMB cents per share)	**65**	29

10. DIVIDENDS

The proposed 2017 final dividend of RMB41.43 cents per share, totalling RMB759,750,000, was approved by the Company's shareholders at the annual general meeting on 18 May 2018. It was recorded in "other payables and accruals" in the interim condensed consolidated statement of financial position and was subsequently distributed in July 2018.

The Board has resolved not to pay an interim dividend for the six months ended 30 June 2018 (six months ended 30 June 2017: nil).

11. TRADE RECEIVABLES

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

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

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within 3 months	**2,081,368**	2,522,264
4 to 6 months	**588**	106,772
7 to 12 months	**1,717,269**	88,515
Over 1 year	**581,266**	535,805
	4,380,491	3,253,356

The balances of the trade receivables as at 30 June 2018 and 31 December 2017 were neither past due nor impaired and related to a large number of diversified customers for whom there was no recent history of default.

12. TRADE AND BILLS PAYABLES

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

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within 1 year	**4,664,587**	3,157,584
Over 1 year	**705,956**	679,548
	5,370,543	3,837,132

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

The carrying amounts of trade and bills payables approximate to their fair values due to their short-term maturity.

BUSINESS REVIEW

Overview

For the six months ended 30 June 2018, the Group recorded a revenue of RMB10,476.5 million, representing an increase of 20.1% when compared with the same period for the six months ended 30 June 2017. Profit for the six months ended 30 June 2018 amounted to RMB1,135.3 million, representing an increase of 42.2% when compared with that for the six months ended 30 June 2017. The core net profit for the six months ended 30 June 2018 (excluding changes in fair value of investment properties, and net of the impact of related deferred tax, the premium paid on early redemption of senior notes, gain on bargain purchase of subsidiaries and remeasurement of the pre-existing interest in joint ventures) increased to RMB1,082.4 million, representing an increase of 15.7% when compared with that for the six months ended 30 June 2017. Profit attributable to the owners of the Company amounted to RMB1,184.2 million, representing an increase of 137.9% as compared to that for the six months ended 30 June 2017. Basic earnings per share and diluted earnings per share for the six months ended 30 June 2018 were RMB65 cents (for the six months ended 30 June 2017: RMB29 cents) and RMB65 cents (for the six months ended 30 June 2017: RMB29 cents), respectively.

Property Development

The Group focuses on the major core cities in the Pearl River Delta area. As at 30 June 2018, the Group had 87 major projects in various stages in total, including 85 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 the six months ended 30 June 2018, the Group's contracted sales(1) amounted to approximately RMB26.0 billion with a total GFA of approximately 1,508,278 sq.m.. The Group focuses on its projects in respect of peripheral facilities, seeking to enrich 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 the six months ended 30 June 2018:

Project	**Number of phases in available for sale project**	**Aggregate saleable area this year** *(sq. m.)*	**Aggregate sales amount this year** *(RMB million)*	**Aggregate average sales price this year** *(RMB/sq.m.)*
Guangzhou	19	420,556	9,137	21,726
Foshan	19	529,920	9,595	18,106
Jiangmen	2	30,493	292	9,575
Zhuhai	8	148,069	3,076	20,776
Zhongshan	5	31,232	322	10,310
Qingyuan	11	188,045	1,714	9,114
Changsha	4	80,057	559	6,982
Huizhou	1	6,105	74	12,090
Dongguan	3	73,801	1,233	16,716
Total	**72**	**1,508,278**	**26,002**	**17,240**

Properties for Leasing and Sub-leasing

As at 30 June 2018, the Group held Times Property Center and Block No. 26 of Times King City (Zhongshan) for the purpose of leasing. The Times Property Center held a GFA of 46,138 sq.m., of which approximately 20,718 sq.m. and 203 car parking spaces are for rental purposes. A GFA of 37,567 sq.m. at Block No. 26 of Times King City (Zhongshan) are held for rental purposes and the GFA for Guangzhou Times Commercial Management Co., Ltd. and its subsidiary for sub-leasing purposes was approximately 474,936 sq.m.. For the six months ended 30 June 2018, the Group's rental income amounted to RMB160.2 million, attributable to 1.5% of its total revenue.

Property Management Services

Property management fee income represents revenue generated from property management services provided in relation to properties delivered. For the six months ended 30 June 2018, the Group provided property management services for 87 project phases. The Group's revenue from property management services increased from RMB178.5 million for the six months ended 30 June 2017 to RMB190.4 million for the six months ended 30 June 2018. This increase was primarily due to the increase in the number of project phases managed by the Group as we delivered the properties for the six months ended 30 June 2018.

Land Reserves

As at 30 June 2018, the Group had total land reserves of approximately 18.2 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 on land reserves in major cities that the Group has established footholds:

Region	**Total land reserves** *(sq.m.)*	*(%)*
Guangzhou	2,159,038	11.9
Foshan	2,634,969	14.4
Jiangmen	1,085,236	6.0
Zhuhai	1,203,044	6.6
Zhongshan	1,171,211	6.4
Qingyuan	5,980,810	32.9
Changsha	1,566,668	8.6
Dongguan	1,105,828	6.1
Huizhou	1,291,749	7.1
Total	18,198,553	100.0

The following table sets forth the GFA breakdown of the Group's land reserves by planned use as at 30 June 2018:

Planned Use	**Total land reserves** *(sq.m.)*	*(%)*
Residential	12,734,668	70.0
Commercial	986,017	5.4
Others *(Note)*	4,477,868	24.6
Total	18,198,553	100.0

Note: 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 30 June 2018[1]:

				Completed		Under development/ future development		
Project	**Project type**	**Actual/ expected completion dates**	**Site area**	**GFA for sale[2][4]**	**Other GFA[3]**	**GFA for sale[4]**	**Other GFA[3]**	**Ownership interest[5]**
			(sq.m.)	*(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	Pending	–	–	–	–	–	51
Guangzhou Tiansi Project (Qingchu Shiliu Gang Project)	Industrial	Pending	–	–	–	–	–	42
Yun Du Hui	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
Nansha Times Long Island Project	Residential and commercial	2016-2018	71,310	–	1,715	–	51,765	100
Times Cloud Port (Huadu)	Residential and commercial	2020	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 Project	Residential and commercial	2018-2019	61,145	–	–	149,276	59,490	60
B2-1 land parcel, Sino-Singapore Knowledge City Project	Residential and commercial	2018-2019	103,890	–	5,246	202,744	67,091	60
Times Cambridge (Huadu)	Residential and commercial	2017-2018	31,665	–	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	2019	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 of Qinghe East Road, Panyu, Guangzhou	Residential and commercial	2020	27,256	–	–	83,600	37,485	51
Project of Chengaihui Xintang, Zengcheng, Guangzhou	Residential and commercial	2019	24,825	–	–	75,915	30,395	20

Project	Project type	Actual/ expected completion dates	Site area (sq.m.)	Completed: GFA for sale[2][4] (sq.m.)	Completed: Other GFA[3] (sq.m.)	Under development/ future development: GFA for sale[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	–	31,570	–	–	100
Times City (Foshan)	Residential and commercial	2010-2017	505,776	–	92,817	–	–	100
Times City (Foshan) Phase V and VI	Residential and commercial	2016	12,860	–	3,084	–	–	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	–	–	91
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	–	15,805	–	–	51
Times The Shore (Foshan)	Residential and commercial	2017	51,457	–	7,753	–	–	100
Times Classic (Foshan)	Residential and commercial	2018	35,383	–	–	–	28,185	55
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	–	–	187,578	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
Project of Juxian, Nanshan, Sanshui, Foshan	Residential and commercial	2019	49,125	–	–	157,001	36,304	75
Project of Aoli Garden, Datang, Sanshui, Foshan	Residential and commercial	2018-2019	91,760	–	–	215,992	64,868	80
Project of Xinya, Nanhai, Foshan	Residential and commercial	2020	41,772	–	–	165,890	18,456	100
Jiangmen								
Times King City (Heshan)	Residential and commercial	2019	120,804	–	–	295,620	82,210	70
Lake Forest	Residential and commercial	2019-2020	316,980	–	–	402,613	76,499	51
Central Park Living	Residential and commercial	2019	90,034	–	–	182,539	45,755	100

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 for sale[4]	Other GFA[3]	
			(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Zhuhai								
Times Eolia City Phrase VI	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	–	3,708	–	–	100
Times The Shore (Zhuhai)	Residential and commercial	2016-2017	119,169	–	41,160	–	–	100
Baoli Xiangbin Huayuan Project	Residential and commercial	2017	77,206	544	–	–	16,478	49
Zhuhai Baisheng	Industrial	Pending	100,331	–	–	–	–	100
West of Tin Ka Ping Secondary School, Zhuhai	Residential and commercial	2018	85,363	–	–	217,951	49,318	100
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	–	–	–	–	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 II	Residential and commercial	2019	11,393	–	–	28,623	10,698	50
Times Horizon III	Residential and commercial	2019	23,712	–	–	61,032	17,919	50
Times Horizon I	Residential	2019	9,540	–	–	23,622	9,486	38
Times Horizon IV	Residential and commercial	2019	48,432	–	–	115,367	42,224	38
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
Jin Sha Project (Zhongshan)	Residential and commercial	2020	132,290	–	–	384,292	150,818	58
Times Royal City (Zhongshan)	Residential and commercial	2018-2021	104,430	–	–	313,913	97,225	49
Times Byland (Zhongshan)	Residential and commercial	2014-2019	54,725	–	–	86,105	–	19
Sanxi Village Project (Zhongshan)	Residential and commercial	2019	39,351	–	–	75,131	29,385	100

Project	Project type	Actual/ expected completion dates	Site area (sq.m.)	Completed: GFA for sale[(2)(4)] (sq.m.)	Completed: Other GFA[(3)] (sq.m.)	Under development/ future development: GFA for sale[(4)] (sq.m.)	Under development/ future development: Other GFA[(3)] (sq.m.)	Ownership interest[(5)] (%)
Qingyuan								
Times King City (Qingyuan)	Residential and commercial	2014-2019	301,368	–	31,815	367,210	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	2020	477,020	–	–	905,245	321,747	100
Times The Shore (Qingyuan) Jiada Feilai Lake Project	Residential and commercial	2021	91,127	–	–	331,765	111,191	100
Times 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
Times 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	2020	23,137	–	–	69,927	28,173	60
Times Sweet (Qingyuan)	Residential and commercial	2019-2020	28,620	–	–	97,403	23,200	100
Xinteng Project (Qingyuan)	Residential and commercial	2019-2020	123,987	–	–	352,672	105,024	51
Changsha								
Times King City (Changsha)	Residential and commercial	2013-2021	649,862	–	7,628	1,190,553	183,171	100
Times Prime (Changsha)	Residential and commercial	2019	48,017	–	–	144,051	41,265	55
Dongguan								
Times King City (Dongguan)	Residential and commercial	2018	55,792	–	–	160,310	26,837	52
Times Realm (Dongguan)	Residential and commercial	2018	79,190	–	–	148,841	39,120	55
Times Thriving City (Dongguan)	Residential and commercial	2018	42,519	–	–	108,723	20,522	100
Acquisition Project of Xiaohe Road, Daoqiang Town, Dongguan City	Residential and commercial	2019	56,298	–	–	171,649	48,711	60
Project of Luwu Village, Changping Town, Dongguan City	Residential and commercial	2020	26,345	–	–	78,636	12,360	17
Shipai Town Project (Dongguan City)	Residential and commercial	2020	95,977	–	–	212,143	77,976	13

Project	Project type	Actual/ expected completion dates	Site area	Completed GFA for sale[(2)(4)]	Completed Other GFA[(3)]	Under development/ future development GFA for sale[(4)]	Under development/ future development Other GFA[(3)]	Ownership interest[(5)]
			(sq.m.)	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(sq.m.)*	*(%)*
Huizhou								
Desai Land Parcel of Gutang'ao	Residential and commercial	2019-2020	284,414	–	–	630,058	223,698	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			8,467,544	11,869	601,536	13,708,816	3,876,332	

Notes:

(1) The table above includes properties for which (i) the Group has obtained the relevant land use rights certificate(s), but has not obtained the requisite construction permits, or (ii) the Group has signed a land grant contract with the relevant government authority, but has 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.

Acquisitions of land parcels for the six months ended 30 June 2018

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

For the six months ended 30 June 2018, the Group acquired 11 parcels of land in Guangzhou, Foshan, Zhuhai, Qingyuan and Dongguan, and the land acquisition costs amounted to a total of approximately RMB6,115 million.

Location (City) of Projects	Number of projects	Site area	Expected total GFA	Total land costs
		(sq. m.)	*(sq. m.)*	*(RMB million)*
Guangzhou	2	52,081	198,100	1,143
Foshan	3	182,658	550,535	2,648
Zhuhai	2	57,972	130,826	431
Qingyuan	1	123,987	347,165	1,163
Dongguan	3	178,621	461,193	730
Total	**11**	**595,319**	**1,687,819**	**6,115**

Market Review

For the first half of 2018, the nationwide real estate sector maintained a stable growth in both transaction volume and price with industry growth eased. According to the data from the National Bureau of Statistics, from January to June, the saleable area of commercial properties reached 771.43 million sq.m. nationwide and increased by 3.3% on a year-on-year basis, representing a decrease of 12.8 percentage points in growth rate compared with the corresponding period of last year. The sales of commercial properties reached RMB6,694.5 billion and increased by 13.2% on a year-on-year basis, representing a decrease of 8.3 percentage points in growth rate compared with the corresponding period of last year.

The Group adopted proactive sales strategies to achieve steady growth in its results. For the six months ended 30 June 2018, the Group achieved a contracted sales amount of RMB26.0 billion, representing a year-on-year increase of 52.7%.

The Group continued to deepen its presence across the Guangdong-Hong Kong-Macau Greater Bay Area. A total of 11 new projects with a total planned GFA of 1.69 million sq.m. were acquired through ways including bidding invitation, auction or listing and mergers and acquisitions.

In terms of urban redevelopment projects, the Group has made new progress. As of the first half of 2018, the Group owned 70 urban redevelopment projects, some of which are expected to complete transformation in the second half of the year. Meanwhile, the Group has continued to implement the strategy of "Times • Future Towns". For the first half of 2018, the Group has added 10 new strategic partners from the industry. Smooth progress has been made in the projects of Guangzhou Shawan Treasure Town (廣州沙灣瑰寶小鎮), Foshan Global Maker Town (佛山全球創客小鎮) and Foshan Auto Town (佛山愛車小鎮). In particular, the first industrial project in Foshan Global Maker Town has commenced. In addition, the headquarter of Times Industry in the south settles down in Zhaoqing. We joined hands with top enterprises such as Siemens to create a smart manufacturing innovation base.

Prospects

The Chinese economy is expected to remain stable in its fundamentals. The monetary policies will be moderately loose with a more proactive fiscal policy. The scale of financing and liquidity in the market will maintain at a reasonably adequate level.

China will maintain its policy on regulating the real estate market. Local governments will assume major responsibility for adjustment and control, and will develop different strategies for different cities. The differentiated control measures will ensure the stable development of the real estate industry. The policy of financial de-leveraging is expected to remain, which will bring more mergers and acquisitions opportunities to the industry. The transactions in the real estate market will remain stable with performance differentiated across regional markets. Industrial concentration will be further enhanced.

In the future, we will, on the basis of ensuring sustainable and robust development of our core businesses, proactively expand our operations such as industry, commerce, community services, households and home interior fitting, and education, so as to provide the city with advanced and complete product systems and solutions.

The Group will continue to deepen its presence across the Guangdong-Hong Kong-Macau Greater Bay Area, significantly enhance the market share in the region and seize opportunities to enter other cities with high growth potential.

We adhere to our prudent investment strategy and seize the opportunity of merger and acquisition in the process of industrial de-leveraging, and will ensure sufficient land reserve through participating in urban redevelopment projects and construction of featured small towns.

In addition, the Group will strengthen cash flow management, procure sales proactively, and fuel repatriation of capitals. We will adapt to the new environment of financial policy and actively explore the ways of financing that meet the direction of national policy.

Financial Review

Revenue

The Group's revenue is primarily generated from property development, property leasing and sub-leasing and property management services, which contributed approximately 96.7%, 1.5% and 1.8% respectively of the revenue for the six months ended 30 June 2018. The Group's revenue increased by RMB1,751.4 million, or 20.1%, to RMB10,476.5 million for the six months ended 30 June 2018 from RMB8,725.1 million for the six months ended 30 June 2017. Such increase was primarily attributable to the increase in revenue from sales of properties.

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

	For the six months ended 30 June 2018		For the six months ended 30 June 2017	
	(RMB million)	***(%)***	*(RMB million)*	*(%)*
Sales of properties	**10,125.9**	**96.7**	8,399.2	96.3
Rental income	**160.2**	**1.5**	147.4	1.7
Property management fee income	**190.4**	**1.8**	178.5	2.0
	10,476.5	**100**	8,725.1	100.0

Property development

The Group's revenue from sales of properties increased by RMB1,726.7 million, or 20.6%, to RMB10,125.9 million for the six months ended 30 June 2018 from RMB8,399.2 million for the six months ended 30 June 2017. The increase was primarily due to the increase in total GFA delivered from approximately 770,035 sq.m. for the six months ended 30 June 2017 to approximately 993,896 sq.m. for the six months ended 30 June 2018. The projects that contributed substantially to the Group's revenue for the six months ended 30 June 2018 mainly include Nansha Times Long Island Project Phase II, Times King City (Changsha) Phase III, Times Classic (Foshan), Ocean Times (Foshan) and Times King City (Qingyuan) Phase IV.

Property leasing and sub-leasing

The Group's gross rental income increased by RMB12.8 million, or 8.7%, to RMB160.2 million for the six months ended 30 June 2018 from RMB147.4 million for the six months ended 30 June 2017. The increase was primarily due to the increase of rentals unit price during the Period.

Property management services

The Group's revenue from property management services increased by RMB11.9 million, or 6.7%, to RMB190.4 million for the six months ended 30 June 2018 from RMB178.5 million for the six months ended 30 June 2017. The increase was primarily attributable to the increase in the number of projects and area that the Group managed.

Cost of sales

The Group's cost of sales increased by RMB1,096.4 million, or 17.1%, to RMB7,520.9 million for the six months ended 30 June 2018 from RMB6,424.5 million for the six months ended 30 June 2017. Such increase was primarily attributable to the increase in the total GFA of properties delivered as compared with the corresponding period in 2017, resulting in the increase in the cost of property sales.

Gross profit and gross profit margin

The Group's gross profit increased by RMB655.1 million, or 28.5%, to RMB2,955.7 million for the six months ended 30 June 2018 from RMB2,300.6 million for the six months ended 30 June 2017. For the six months ended 30 June 2018, the Group's gross profit margin increased to 28.2% from 26.4% for the six months ended 30 June 2017. The increase was primarily due to the increase in recognised income from products with higher gross profit margin as compared with the corresponding period in 2017.

Other income and gains

The Group's other income and gains increased to RMB650.6 million for the six months ended 30 June 2018 from RMB136.6 million for the six months ended 30 June 2017, which was primarily attributable to the increase in gain on income from primary development of land and partial disposal of joint ventures, valuation gain from acquisition of joint ventures, and the increase in the income of bank interest.

Selling and marketing costs

The Group's selling and marketing costs decreased by RMB2.5 million, or 0.7%, to RMB363.8 million for the six months ended 30 June 2018 from RMB366.3 million for the six months ended 30 June 2017. The decrease was mainly due to the dual factors of the increase of marketing costs resulting from increased sales and marketing efforts, and the reclassification of the sales commission of the Group to cost of sales resulting from the implementation of new accounting standard for income.

Administrative expenses

The Group's administrative expenses increased by RMB109.9 million, or 33.7%, to RMB436.4 million for the six months ended 30 June 2018 from RMB326.5 million for the six months ended 30 June 2017. Such increase was primarily attributable to the increase in the number of staff as a result of the business expansion of the Group.

Other expenses

The Group's other expenses decreased by RMB47.9 million, or 21.2%, to RMB178.2 million for the six months ended 30 June 2018 from RMB226.1 million for the six months ended 30 June 2017. The decrease was primarily due to the decrease in the premium paid on early redemption of senior notes and without the effect of change in fair value of convertible bonds.

Finance costs

The Group's finance costs increased to RMB246.7 million for the six months ended 30 June 2018 from RMB174.0 million for the six months ended 30 June 2017. The increase was primarily due to an increase in the amount of bank facilities for the Group's land acquisition and expansion of property development.

Income tax expense

The Group's income tax expense increased by RMB537.9 million, or 99.0%, to RMB1,081.5 million for the six months ended 30 June 2018 from RMB543.6 million for the six months ended 30 June 2017. The increase was primarily attributable to the increase in the Group's taxable profit and the LAT for the six months ended 30 June 2018.

Profit for the Period

The Group's profit for the Period increased by RMB336.6 million, or 42.2%, to RMB1,135.3 million for the six months ended 30 June 2018 from RMB798.7 million for the six months ended 30 June 2017. Basic earnings per share and diluted earnings per share for the six months ended 30 June 2018 were RMB65 cents (for the six months ended 30 June 2017: RMB29 cents) and RMB65 cents (for the six months ended 30 June 2017: RMB29 cents), respectively.

Profit attributable to the owners of the Company

Profit attributable to the owners of the Company increased by RMB686.4 million, or 137.9%, to RMB1,184.2 million for the six months ended 30 June 2018 from RMB497.8 million for the six months ended 30 June 2017. Core net profit attributable to the owners of the Company increased by RMB547.3 million, or 86.1%, to RMB1,183.0 million for the six months ended 30 June 2018 from RMB635.7 million for the six months ended 30 June 2017.

Liquidity, Financial and Capital Resources

Cash position

As at 30 June 2018, the carrying balance of the Group's cash and bank deposits was approximately RMB20,656.0 million (31 December 2017: RMB17,206.8 million), representing an increase of 20.0% when compared with that of 31 December 2017. 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 fixed deposit. As at 30 June 2018, the amount of Group's restricted bank deposits was RMB3,531.6 million (31 December 2017: RMB2,943.8 million).

Borrowings and pledged assets

The Group had aggregate interest-bearing bank loans and other borrowings of approximately RMB40,578.6 million as at 30 June 2018. Borrowings that are due within one year increased from RMB6,030.0 million as at 31 December 2017 to RMB9,787.5 million as at 30 June 2018, and approximately RMB30,039.7 million of borrowings are due within two to five years and approximately RMB751.4 million of borrowings are due in over five years. As at 30 June 2018, the Group's outstanding loans were secured by part of the property, plant and equipment, interests in joint ventures, properties under development, and investment properties, with a carrying value of approximately RMB439.6 million, RMB602.1 million, RMB3,272.6 million, and RMB733.2 million, respectively.

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

(a) USD 7.85% Senior Notes due 2021

On 4 June 2018, the Company issued 7.85% senior notes due 2021 (the "USD 7.85% Senior Notes due 2021") in a principal amount of USD450,000,000 (approximately equivalent to RMB 2,884,954,000). The USD 7.85% Senior Notes due 2021 are listed on the Stock Exchange and bear interest from and including 4 June 2018 at the rate of 7.85% per annum, payable semi-annually in arrears.

(b) USD 6.25% Senior Notes due 2021

On 17 January 2018, the Company issued 6.25% senior notes due 2021 (the "USD 6.25% Senior Notes due 2021") in a principal amount of USD500,000,000 (approximately equivalent to RMB3,296,573,000). The USD 6.25% Senior Notes due 2021 are listed on the Stock Exchange and bear interest from and including 17 January 2018 at the rate of 6.25% per annum, payable semi-annually in arrears.

(c) USD 6.6% Senior Notes due 2023

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

(d) 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.

(e) 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.

(f) 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 Stock Exchange and bear interest from and including 26 April 2017 at the rate of 5.75% per annum, payable semi-annually in arrears.

(g) 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 Stock Exchange and bear interest from and including 23 January 2017 at the rate of 6.25% per annum, payable semi-annually in arrears.

(h) 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.

(i) 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.

(j) 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. In June 2018, the bond holders of RMB 6.75% Public Domestic Corporate Bonds due 2020 have registered to sell back 1,843,920 bonds at a price of RMB100 for each. The Group has repaid these registered selling bank bonds of RMB184,392,000 subsequently in July 2018 with a transaction cost of RMB80,552,000.

(k) USD 11.45% Senior Notes due 2020

On 5 March 2018, the Company redeemed in full the outstanding 11.45% senior notes due 2020 at an aggregate principal amount of USD280,000,000 at a redemption price of USD312,060,000, which equals to 105.725% of the principal amount of such notes plus the accrued and unpaid interest as at the redemption date.

Financial guarantee

As at 30 June 2018, the outstanding guarantee mortgage loans that domestic banks provided to purchasers of the Group's properties amounted to approximately RMB18,104.1 million (31 December 2017: approximately RMB20,223.5 million). These guarantees are released upon the earlier of (i) the relevant certificates of registration of mortgage or the certificates of other interests with respect to the relevant properties being delivered to the mortgagor banks; and (ii) the settlement of mortgage loans between the mortgagor banks and the purchasers of the Group's projects. If a purchaser defaults on a mortgage loan before the guarantees are released, the Group may have to repurchase the underlying property by paying off mortgage. If the Group fails to do so, the mortgagor bank may auction the underlying property and recover any additional amount outstanding from the Group as the guarantor of the mortgage loans. In line with industry practices, the Group do not conduct independent credit reviews of our customers but rely on the credit reviews conducted by the mortgagor banks.

Foreign currency risks

The Group mainly operates in the PRC and conducts its operations mainly in RMB. The Group will closely monitor the fluctuations of the RMB exchange rate and give prudent consideration as to entering into any currency swap arrangement as and when appropriate for hedging corresponding risks. As at 30 June 2018, the Group has not engaged in hedging activities for managing foreign exchange rate risk.

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

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 Period, nor were there any plans authorised by the Board for other material investments or additions of capital assets at the date of this announcement.

Employees and Remuneration Policy

As at 30 June 2018, the Group had 8,353 employees (31 December 2017: 7,492 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. For the six months ended 30 June 2018, the Group's employee benefit expense (excluding Directors' remuneration) is approximately RMB473.0 million (for the six months ended 30 June 2017: RMB371.0 million).

INTERIM DIVIDEND

The Board did not recommend the payment of an interim dividend for the six months ended 30 June 2018 (for the six months ended 30 June 2017: nil).

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.

CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of our 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 for the six months ended 30 June 2018.

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 six months ended 30 June 2018.

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 of the Company (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 interim report and the unaudited condensed consolidated interim results of the Group for the six months ended 30 June 2018 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 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 six months ended 30 June 2018.

PUBLICATION OF THE INTERIM RESULTS AND 2018 INTERIM REPORT ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY

This interim results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (http://www.timesgroup.cn), and the 2018 interim report containing all the information required by the Listing Rules will be despatched to our 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, 31 July 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*