

# HAINAN PEARL RIVER HOLDINGS CO., LTD.

## ANNUAL REPORT 2016

### I Important information

This Abstract is based on the full text of the Annual Report. In order for a full understanding of the operating results, financial condition and future development planning of the Company, investors are kindly reminded to read the full text carefully on the media designated by the China Securities Regulatory Commission (the "CSRC").

This Annual Report and its abstract have been prepared in both Chinese and English. Should there be any discrepancies or misunderstandings between the two versions, the Chinese version shall prevail.

All directors attended in person the board meeting for the review of this Report.

The Board of Directors and the Supervisory Board have given a detailed explanation on the relevant matters, which investors are kindly reminded to read carefully.

The Company plans not to distribute cash dividends or bonus shares or convert capital reserve into share capital.

### II Company profile

#### 1. Stock profile

Stock name	*ST Pearl River A, *ST Pearl River B	Stock code	000505, 200505
Stock exchange	Shenzhen Stock Exchange		
Contact information	Board Secretary		Securities Representative
Name	Zhao Yinhua		
Office address	Jing Liang Building, 16 East Third Ring Middle Road, Chaoyang District, Beijing		
Fax	010-51672010		
Tel.	010-51672029		
E-mail	593374748@qq.com		

#### 2. Brief introduction to the main business or products in this Reporting Period

The Company's main business includes real estate development, hotel tourism, property management. It has a total of 15 subsidiaries and 2 branches.

Real estate development business: in 2016, the country's macroscopic environment had a good trend as a whole, which effectively promoted the rise of both volume and price of the national real estate market. In 2016, although the growth rate of the domestic economy slowed down, but the overall trend was stable, and the fundamental indicators performed well. The supply side of the real estate industry had outstanding reform achievements. Under such situation, the Company's real estate development business was progressed smoothly. By 31 Dec. 2016, Meilin Qingcheng Phase III project achieved to contract 699 orders, with contracted area of 67,417.31 square meters; real estate development business achieved operating income of RMB 661,692,200, with net profit of RMB 88,625,600.

Property management business: in 2016, the market competition of property management industry is fierce. Under the situation that there was no large rising space for property costs and there was a rapid growth for management cost, the profit margin of property management was low generally. In 2016, the Company's property management business operated smoothly. The property company achieved the operating income of RMB 260,442,100 and the net profit of RMB -2,644,800. By now, the regions of projects under the Company's management have involved Haikou, Qionghai, Wenchang, Lingao, Baoting, Sanya, Changsha, Wuhan, Nanning, Zhengzhou, etc. The main serving project types involve residence,

office buildings, passenger stations of high-speed railway, schools, government compound, shopping malls, gymnasiums and so on. Among them, there are 67 residential projects, 14 office projects and 3 other types. Seen from the project structure, residential projects accounts for 80%. Under the situation that the property costs have not been raised for many years and the operating costs increase rapidly, the profitable space of residential projects is increasingly tight or even in a loss state.

Hotel tourism business: the Company's holding subsidiary, Mudanjiang Pearl River Wanja Tourism Group Co., Ltd is mainly responsible for the construction and operation of Chinese snow village. At present, it has invested a total of RMB 400 million to promote the scenic spot construction work of the snow village, and it has completed the work successively, such as the "Overall Development Plan from Snow Village to Taipinggou", acquisition of Xuesongge Hotel, acquisition of Xueyuan Hotel, construction of Yangcaoshan highway, scenic sightseeing entertainment and other traffic vehicle acquisition, construction of Yongan staff's living area, construction of ski equipment hall for the skiing resort and other work. It has greatly improved and perfected each tourism and basic facility of the snow village, and the passenger flow of the snow village has been rapidly increased year by year. However, in recent years, because that the Company invests too much for the construction of each basic and tourism facility of the snow village, and the financing cost is higher, and the projects in construction are gradually converted into fixed assets, which generate larger depreciation expense, it is difficult to achieve profitability from the current income scale.

Days Hotel and Suites Sanya Resort has 180 rooms totally. It is located in the seaside of Sanya coast and has superior geographical position. However, under the impact of slowdown in domestic economic growth, downturn of Sanya tourism market, fierce market competition and other factors, as well as the aging of the hotel's room facilities, the rise of labor costs and commodity prices, the rise of energy costs, etc., it directly causes the increase of the hotel's operating costs. Considering the financial pressure and the subsequent development of the Company, the Company has sold 100% of the stock right of Sanya Wanja Hotel Management Co., Ltd which the Company holds and sold 3 villa real estates which are under its name and are located in No. 212, Sanya Bay Road, Sanya City, Hainan province. The transfer registration formality was completed on 26 Dec. 2016.

Considering the predicament and financial pressure of the subsequent development of the Company's real estate business, the Company will actively promote asset restructuring to achieve the transformation and upgrading.

### 3. Key financial results

#### (1) Key financial results for the past three years

Indicate by tick mark whether the Company performed any retroactive adjustments to or restatement of its accounting data due to changes of accounting policies or correction of accounting errors.

Yes  No

Unit: RMB

	2016	2015	+/-%	2014
Operating revenues	969,140,915.32	267,068,750.88	262.88%	238,904,161.09
Net profit attributable to shareholders of the Company	73,300,570.54	-107,573,743.92	168.14%	-173,422,925.66
Net profit attributable to shareholders of the Company before exceptional profit and loss	-134,994,571.34	-237,953,658.00	43.27%	-179,382,026.46
Net cash flows from operating activities	257,914,814.62	259,599,625.38	-0.65%	-243,681,708.74
Basic earnings per share (RMB/share)	0.17	-0.25	168.00%	-0.41
Diluted earnings per share (RMB/share)	0.17	-0.25	168.00%	-0.41
Weighted average return on equity (%)	0.00%	0.00%		-262.21%
	December 31, 2016	December 31, 2015	+/-%	December 31, 2014
Total assets	1,385,469,635.17	1,714,444,000.65	-19.19%	1,645,436,644.78
Net assets attributable to shareholders of the Company	65,088,302.88	-217,136,869.15	129.98%	15,564,470.40

## (2) Key financial results by quarter

Unit: RMB

	1Q	2Q	3Q	4Q
Operating revenues	80,025,245.10	69,007,283.30	68,143,078.33	751,965,308.59
Net profit attributable to shareholders of the Company	-38,541,192.11	-8,829,402.77	-43,420,775.53	164,091,940.95
Net profit attributable to shareholders of the Company before exceptional profit and loss	-38,415,455.62	-47,349,050.05	-44,205,595.65	-5,024,470.02
Net cash flows from operating activities	124,823,160.52	36,522,405.02	11,839,497.76	84,729,751.32

Indicate by tick mark whether there are any material differences between the financial indicators above or their summations and those which have been disclosed in quarterly or semi-annual reports.

Yes  No

## 4. Share capital and shareholders

### (1) Numbers of common shareholders and preference shareholders with resumed voting rights as well as shareholdings of top ten shareholders

Unit: share

Total number of common shareholders at the period-end	33,468	Total number of common shareholders at the prior month-end before the disclosure of this Report	31,930	Total number of preference shareholders with resumed voting rights at the period-end	0	Total number of preference shareholders with resumed voting rights at the prior month-end before the disclosure of this Report	0
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### Top 10 shareholders

Name of shareholder	Nature of shareholder	Shareholding percentage (%)	Total shares held at the period-end	Number of restricted shares held	Pledged or frozen shares	
					Status	Number
Beijing Grain Group Co., Ltd.		28.95%	123,561,963			
Li Sheryn Zhan Ming	Foreign individual	2.90%	12,380,000			
Li Leon Zhan Wei	Foreign individual	1.98%	8,455,000			
Bank of China—Harvest Service Value-added Industry Securities Investment Fund	Domestic non-state-owned corporation	0.61%	2,595,200			
Dong Xueliang	Domestic individual	0.60%	2,560,400			
Xu Zhen	Domestic	0.58%	2,478,000			

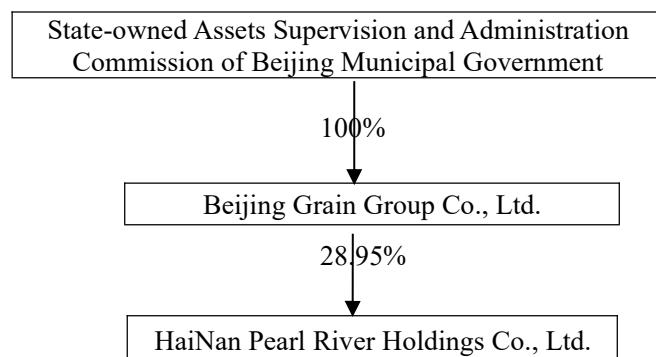
	individual					
Yang Shuling	Domestic individual	0.57%	2,449,100			
Yao Liyuan	Foreign individual	0.46%	1,953,100			
Zhang Xiaoxia	Foreign individual	0.46%	1,949,250			
Fenghe Value Securities Investment Fund	Domestic non-state-owned corporation	0.45%	1,904,300			
Related or acting-in-concert parties among the shareholders above	Among shareholders above, there exists no related-party relationship between the principal shareholder and other shareholders of the Company. Nor they are parties with concerted action as prescribed in the Information Disclosure Administrative Methods for Changes in Shareholding of Shareholders of Listed Companies. And it is unknown whether there is related-party relationship among other shareholders and whether they are prescribed parties with concerted action.					
Shareholders conducting securities margin trading (if any)	N/A					

## (2) Number of preference shareholders and shareholdings of top ten of them

Applicable  Not applicable

No preference shareholders in this Reporting Period.

## (3) Ownership and control relations between the actual controller and the Company



## 5. Corporate bonds

Does the Company have any corporate bonds publicly offered and listed on the stock exchange, which were undue before the approval date of this Report or were due but could not be redeemed in full?

No.

## III Performance discussion and analysis

### 1. Performance review for this Reporting Period

Is the Company subject to any disclosure requirements for special industries?

Yes. For the Company engages in real estate, it is subject to the Guideline No. 3 of the Shenzhen Stock Exchange on Information Disclosure by Industry—for Listed Companies Engaging in Real Estate.

## **A. Promoted the restructuring work solidly**

The Company's audited net profit was negative in two consecutive fiscal years of 2014 and 2015. Until 31 Dec. 2015, the audited net asset was negative, and the Company's stock had implemented the delisting risk warning since April 26 Apr. 2016. Considering the subsequent development dilemma of the Company's real estate development business and the fund pressure brought by the huge borrowings, the Company made the operation and management, actively promoted the major asset restructuring work with BGG, and tried to realize the transformation and upgrading.

The Company received *China Securities Regulatory Commission (CSRC) Administrative Licensing Application Acceptance Notice* issued by CSRC (hereinafter referred to as "CSRC") on 30 Nov. 2016, CSRC reviewed the administrative licensing application material of *Hainan Pearl River Holdings Co., Ltd. Listed Company Issuing Stock Buying Asset Approval* submitted by the Company legally, and accepted the administrative licensing application; For the *CSRC Administrative Licensing Project Review One Feedback Opinion Notice* issued by CSRC received on 23 Dec. 2016, the Company gradually implemented the related problems according to the requirement in the notice along with the related intermediary agency, and submitted the related materials to CSRC Administrative Licensing Accepting Department within the prescribed term.

## **B. Business operating situation**

**Firstly, the real estate sales went well.** The Company's real estate development business mainly came from Hubei Wuhan Meilin Qingcheng Project Phase III. There were 725 sets of housing with the area of 69993.64 m<sup>2</sup>. Until 31 Dec. 2016, 699 sets had been signed for purchase with the signing area of 67417.31m<sup>2</sup>, and the housing sales rate reached 97%; The contract signing amount was RMB 858.41 million, and the actual total collection was RMB 839.68 million with the collecting rate of 98%; 545 sets of housing had been transferred with the area of 52656 m<sup>2</sup>. In 2016, the real estate development business realized the business income of RMB 661.6922 million with the net profit of RMB 88.6256 million.

**Secondly, the property management business was operated steadily.** The Company's property management business was steady with increase, while the profit margin was low. In 2016, the property company completed the business income of RMB 260.4421 million with the net profit of RMB -2.6448 million. Until now, the Company's management project region involved Haikou, Qionghai, Wenchang, Lingao, Baoting, Sanya, Changsha, Wuhan, Nanning, Zhengzhou and others. The main served project type involved residential, office building, high-speed passenger station, school, government agency compound, shopping mall, stadium and others. 67 residential projects, 14 office projects and 3 other types were included. Seen from the project structure, the residential projects accounted for 80%. Under the situation that the property management fee was not increased for many years and the operating cost was increased rapidly, the profit space of residential project was tighter even it was in a loss. Due to the market competition motivation, the Company's advantage was faded gradually, the market development was stagnated, the structural adjustment was slow, and it influenced the Company's business profitability. In recent three years, although the Company's scale and income were increased, the profitability was low, and the Company's business prospect was poor.

**Thirdly, the hotel service business was continued in downturn.** The Company's subsidiary Mudanjiang Pearl River Wanja Tourism Group Company was mainly responsible for the construction and operation of Chinese snow hometown. In 2016, it completed the business income of RMB 19.8894 million with the net profit of RMB 4.6188 million (including disposing 70% equity return of Heilongjiang Longshi Pearl River Media Co., Ltd.). In order to mitigate the fund pressure, Mudanjiang Pearl River Wanja Tourism Group Company and Harbin Jiangshan International Travel Service Co., Ltd. reached the cooperation operating agreement of Erlongshan Film and Television Base and "Snow Hometown Impression" restaurant, and realized the continuous operation of two projects; strengthened the propaganda force with the use of Ctrip, Tongcheng Net and other online recruiting platform, improved the occupancy rate and market awareness. However, for the Company invested great on the infrastructure and tourism facility construction in Snow Hometown in recent years, the financing cost was higher, the transferring of projects being built successively into the fixed asset generated large depreciation cost, and it was hard to realize the profit seen from the current income scale.

Although Sanya Wanja Hotel was located in Sanya Bay Beach with the superior location, the hotel's operating cost was increased influenced by the downturn tourism market and fierce market competition and other factors in Sanya added with the aging facility in the guest room and rising management fee in the hotel. Considering the Company's fund pressure and subsequent development, the Company sold all holding 100% equity of Sanya Wanja Hotel Management Co., Ltd. and

three villa properties located in No.212, Sanya Bay Road, Sanya City, and completed the transfer registration procedure on 26 Dec. 2016.

#### **C. Invested project progress situation**

**a. Mulin Town Coal Logistics Project:** In 2011, the Company and Zhonghe Investment Co.,Ltd. Signed Cooperation Agreement on the *Construction of Daqin Railway Mulin Town Railway Special Line and Coal Wholesale Market* and project supplementary agreement, and agreed that both parties shall invest and cooperate to develop and construct Daqin railway Mulin Town Railway special line and coal wholesale market construction project. For the project establishment and production line construction were not carried out, RMB 40 million were collected in 2013, and RMB 36.6 million were collected in 2014. In 2014, Zhonghe Investment Co., Ltd. mortgaged the project land and property to the Company, while the mortgage registration formality was not handled. On 31 Dec. 2016, both parties signed the agreement, terminated the cooperation of the project and collected the investment fund. Until the date of the report, the phase-I fund of RMB 10 million had been collected according to the agreement.

**b. Yunxi Iron Ore Project:** In 2011, the Company signed Cooperation Agreement with Kangtai Xingye and natural person Gu Liyun to set up a project Company jointly and responsible for the development and sales of the iron ore resources in Dujiawan magnetite ore located in Cangfang Village, Xiangkou Town, Yunxi County, Shiyan City, Hubei Province and Zhaojiayuan iron ore in southwestern part. In recent years, for the price of iron essence pink was not stable, the Company's original mining production line construction and equipment installation plan did not achieve great progress. Currently, the Company is actively handling the mining license.

**c. Sanya Pearl River Pile Project:** The Company signed the agreement with China Great Land Holdings Ltd. (D 50) in May and August, 2013 and intended to cooperate to develop the plots in No.20, Hairun Road, Lizhigou Industrial Park, Sanya City owed by Sanya Pearl River Pile Co., Ltd., a subsidiary of China Great Land Holdings Ltd.. The Company has paid 50 million yuan to transfer 80% equity of the project Company held by China Great Land Holdings Ltd.. In June, 2015, the land using right certificate of the project plot had been obtained. Currently, the project Company's equity held by China Great Land Holdings Ltd. had been transferred to Shijing International Investment Co., Ltd., Shijing International Investment Co., Ltd. bears the transferring obligation of the equity, and the equity transferring procedure had been started.

**d. Shijiazhuang Luquan Luoling Community Project:** For Luquan was transferred from city to district, the approval authority was adjusted, and the whole planning shall be conducted according to the overall arrangement of Shijiazhuang. The change had a huge impact on Luquan Luoling Community project. Added with the huge project scale and huge starting fund demand, the project had been suspended.

#### **D. Asset disposal situation**

Considering the Company's subsequent development and fund demand, the Company had disposed part asset: In order to reduce the operating fund pressure, the Company completed the transferring of 70% equity of the subsidiary Company of Heilongjiang Longshi Pearl River Cultural Communication Co., Ltd. in May 2016; To alleviate the fund pressure to pay the principal and interests of the loan in the early stage, the Company sold 100% equity of Sanya Wanjia Hotel Management Co., Ltd. and three villas property located in No.212, Sanya Bay Road, Sanya City, Hainan Province. The net income of RMB 152.85 million was obtained to dispose the two above assets.

## **2. Significant changes in the main business in this Reporting Period**

Yes  No

## **3. Products contributing over 10% of the main business revenue or profit**

Applicable  Not applicable

Unit: RMB

Product	Operating revenue	Operating profit	Gross profit margin	Operating revenue: YoY +/-%	Operating profit: YoY +/-%	Gross profit margin: YoY +/-%
Sale of real estate	659,767,504.00	143,335,532.14	34.33%	63,339.18%	341.31%	-24.23%
Property management	263,353,193.00	-1,725,490.81	5.64%	30.01%	-199.31%	-5.14%

services						
Tourism hotel service	32,576,252.00	-14,293,480.59	40.54%	-29.98%	73.50%	-8.10%

#### 4. Seasonal or periodic characteristics in the operating performance that need special attention

Yes  No

#### 5. Significant YoY changes in the operating revenues, operating costs and net profit attributable to the common shareholders or their composition

Applicable  Not applicable

The operating revenues, operating costs and total net profit attributable to common shareholders of this Reporting Period changed significantly from last year mainly because of the property sales revenue from the Wuhan Meilin Qingcheng Phase III project of controlled subsidiary Hubei Pearl River Real Estate Development Co., Ltd., as well as the transfer of the 100% equity interests of Sanya Wanja Hotel Management Co., Ltd. and the three villas at 212 Sanya Bay Road, Sanya City, Hainan Province.

#### 6. Possibility of listing suspension or termination

Applicable  Not applicable

#### 7. Issues related to the financial report

##### (1) YoY changes in accounting policies, accounting estimations and measurement methods

No changes.

##### (2) Retroactive restatements due to correction of significant accounting errors in this Reporting Period

No such cases.

##### (3) YoY changes in the scope of the consolidated financial statements

Applicable  Not applicable

Three entities were excluded from the consolidated financial statements for this Reporting Period, namely, Sanya Wanja Hotel Management Co., Ltd., Heilongjiang Longshi Pearl River Media Co., Ltd. and HaiNan Pearl River Real Estate Marketing Co., Ltd. The formalities for the transfer of equity interests of Sanya Wanja Hotel Management Co., Ltd. were went through on December 15, 2016; the formalities for the transfer of equity interests of Heilongjiang Longshi Pearl River Media Co., Ltd. were went through on May 16, 2016; and the cancellation of HaiNan Pearl River Real Estate Marketing Co., Ltd. was registered with the industrial and commercial administration on March 9, 2016.

**HaiNan Pearl River Holdings Co., Ltd.**  
**April 28, 2017**

**Hainan Pearl River Holding Company Limited**

**Consolidated Balance Sheet**

Unit: RMB

<b>ASSETS</b>	<b>Note(VII)</b>	<b>31 December 2016</b>	<b>31 December 2015</b>
<b>Current assets</b>			—
Currency Funds	1	246,504,351.39	205,762,131.54
Provision of settlement fund			
Funds lent			
Financial assets at fair value through profit or loss			
Derivative financial assets			
Notes receivable			
Accounts receivable	2	16,084,139.32	17,161,981.62
Advances to suppliers	3	67,598,789.02	108,236,943.90
Interest receivable	4	2,710,880.79	
Dividends receivable	5	260,015.00	260,015.00
Other receivables	6	350,870,047.05	256,036,391.03
Buying back the sale of financial assets			
Inventories	7	297,867,807.05	531,145,489.05
Reclassified to assets held for sale			
Current portion of non-current assets			
Other current assets	8	8,714,139.07	
<b>Total current assets</b>		<b>990,610,168.69</b>	<b>1,118,602,952.14</b>
<b>Non-current assets</b>			—
Available-for-sale financial assets	9	30,824,994.90	11,411,309.90
Held-to-maturity investments			
Long-term receivables			
Long-term equity investments	10	33,866,644.98	35,284,761.64
Investment property	11	19,244,780.80	20,890,800.30
Fixed assets	12	220,409,931.29	409,326,778.05
Construction in progress	13	78,169,695.02	79,403,655.02
Construction materials	14		393,706.60
Fixed assets pending for disposal			
Productive biological assets			
Oil and gas assets			
Intangible assets	15	3,692,130.10	29,519,153.74
Development disbursements			
Goodwill			
Long-term prepaid expenses	16	2,083,962.89	8,029,043.26
Deferred tax assets		4,985,486.50	
Other non-current assets	18	1,581,840.00	1,581,840.00
<b>Total non-current assets</b>		<b>394,859,466.48</b>	<b>595,841,048.51</b>
<b>Total assets</b>		<b>1,385,469,635.17</b>	<b>1,714,444,000.65</b>

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

Legal representative: Wang Chunli Principal in charge of accounting:Guan Ying Head of the accounting department:Wu Xiukun

**Hainan Pearl River Holding Company Limited**

**Consolidated Balance Sheet**

Unit: RMB

ASSETS	Note(VII)	31 December 2016	31 December 2015
<b>Current liabilities</b>			—
Short-term borrowings			
Financial liabilities at fair value through profit or loss			
Derivative financial assets			
Notes payable			
Accounts payable	20	77,627,005.61	24,313,483.40
Advances from customers	21	365,746,868.16	428,054,670.19
Employee benefits payable	22	12,392,816.29	13,353,268.66
Taxes payable	23	84,404,890.27	-5,255,663.63
Interest payable	24	86,294,850.36	178,429,980.05
Dividends payable	25	3,213,302.88	3,213,302.88
Other payables	26	541,823,806.30	561,278,959.68
Current portion of non-current liabilities	27	78,710,181.59	353,287,364.69
Other current liabilities			
<b>Total current liabilities</b>		1,250,213,721.46	1,556,675,365.92
<b>Non-current liabilities</b>			—
Long-term borrowings	28	73,666,666.66	390,333,333.34
Bonds payable			
Long-term payable			
Grants payable			
Provisions			
Deferred income			
Deferred tax liabilities	17	597,896.93	629,227.79
Other non-current liabilities			
<b>Total non-current liabilities</b>		74,264,563.59	390,962,561.13
<b>Total liabilities</b>		1,324,478,285.05	1,947,637,927.05
<b>Equity</b>			—
Share capital	29	426,745,404.00	426,745,404.00
Capital reserve	30	543,615,438.94	334,690,837.45
Less: Treasury Share			
Other comprehensive income			
Surplus reserve	31	109,487,064.39	109,487,064.39
Provision for general risks			
Retained earnings	32	-1,014,759,604.45	-1,088,060,174.99
Equity attributable to parent company		65,088,302.88	-217,136,869.15
Minority interests		-4,096,952.76	-16,057,057.25
<b>Total owner's equity</b>		60,991,350.12	-233,193,926.40
<b>Total liabilities and owner's equity</b>		1,385,469,635.17	1,714,444,000.65

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

Legal representative: Wang Chunli Principal in charge of accounting: Guan Ying Head of the accounting department: Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Consolidated Income Statement**

Unit: RMB

ITEM	Note(VII)	2016	2015
<b>I. Revenue</b>			
Including: Operating income	33	969,140,915.32	267,068,750.88
<b>II.Total cost</b>			
Including: Operating cost	33	1,053,602,849.25	505,692,539.18
Interest expenses			
Handling charges and commissions expenses			
Business taxes and surcharges	34	87,047,635.88	15,324,879.59
Selling expenses	35	21,903,094.54	13,150,025.48
Administrative expenses	36	102,937,990.79	94,718,847.46
Including: research and development expenses			
Finance expenses	37	78,742,377.49	122,512,226.74
Including: Interest expenses			
Interest income			
Net loss on foreign exchange			
Impairment losses of assets	38	57,127,609.17	51,511,320.35
Others			
Add: Gain on fair-value changes ("—"for loss)			
Investment income ("—"for loss)	39	210,928,088.57	126,095,109.54
Including: investment income from associates and joint ventures		-1,418,116.66	-676,992.99
Gain or loss on foreign exchange ("—"for loss)			
<b>III.Operating profits ("—"for loss)</b>		126,466,154.64	-112,528,678.76
Add: Non-operating income	40	23,803,424.50	3,501,882.36
Including: Gains on disposal of non-current assets		23,054,861.71	2,823,852.83
Gains from exchange of non-monetary assets			
Government grants			
Gains from debt restructuring			
Less: Non-operating expenses	41	15,616,543.79	1,390,348.78
Including: Losses on disposal of non-current assets		2,658,077.72	163,533.87
Losses from exchange of non-monetary assets			
Losses from debt restructuring			
<b>IV.Profit before tax ("—"for loss)</b>		134,653,035.35	-110,417,145.18
Less: Income tax expenses	42	57,173,310.63	16,704,237.23
<b>V.Net profit ("—"for loss)</b>		77,479,724.72	-127,121,382.41
Net profit attributable to owners of the Company		73,300,570.54	-107,573,743.92
*Profit/loss attributable to minority shareholders		4,179,154.18	-19,547,638.49
<b>VI.Post-tax net value of other comprehensive income</b>			-125,127,595.63
Post-tax net value of other comprehensive income attributable to owners of the Company			-125,127,595.63
(I) Other comprehensive income that will be reclassified subsequently to profit or loss		-	
i.Gain or loss from fair-value changes on available for sale financial assets			-125,127,595.63
Post-tax net value of other comprehensive income attributable to minority shareholders			
<b>VII.Total comprehensive income attributable to:</b>		77,479,724.72	-252,248,978.04

Owners of the Company		73,300,570.54	-232,701,339.55
*Minority shareholders		4,179,154.18	-19,547,638.49
<b>VIII.Earnings per share</b>			
i.Basic earnings per share		0.17	-0.25
ii.Diluted earnings per share		0.17	-0.25

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

Legal representative: Wang Chunli

Principal in charge of accounting:Guan Ying

Head of the accounting department:Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Consolidated Cash Flow Statement**

Unit: RMB

ITEM	Note(VII)	2016	2015
<b>I.Cash flows from operating activities:</b>			
Cash received from sales and services		921,600,873.15	636,569,142.23
Tax refunds			
Net cash from other operating activities	43	104,839,323.64	80,892,208.19
<b>Sub-total of cash inflows from operating activities</b>		1,026,440,196.79	717,461,350.42
Cash paid for goods and services		233,477,869.66	194,452,388.19
Cash paid to and on behalf of employees		205,975,286.61	171,129,990.94
Payment of taxes and surcharges		96,277,956.02	38,655,500.55
Other cash payments relating to operating activities	43	232,794,269.88	53,623,845.36
<b>Sub-total of cash outflows from operating activities</b>		768,525,382.17	457,861,725.04
<b>Net cash flows from operating activities</b>		257,914,814.62	259,599,625.38
<b>II.Cash flows from investing activities:</b>			
Cash receipts from withdraw of investments		295,667,698.51	181,932,294.42
Cash received from investment income		104,787.15	129,347.48
Net cash from disposal of fixed assets, intangible assets and other long-term assets		4,849,613.03	2,781,032.92
Net cash received from disposal of subsidiaries and other business units		275,414,593.69	
Other cash receipts relating to investing activities			
<b>Sub-total of cash inflows from investing activities</b>		576,036,692.38	184,842,674.82
Cash paid for fixed assets, intangible assets and other long-term assets		2,975,987.73	25,302,379.04
Cash payments for investments		42,370,000.00	27,500,000.00
Net cash paid for acquiring subsidiaries and other business units			
Net cash used in other investing activities			
<b>Sub-total of cash outflows from investing activities</b>		45,345,987.73	52,802,379.04
<b>Net cash flows from investing activities</b>		530,690,704.65	132,040,295.78
<b>III.Cash flows from financing activities:</b>			
Cash proceeds from investments by others			
<b>Including: cash received by subsidiaries from minority shareholders' investment</b>			
Cash received from borrowings		319,564,838.82	462,078,169.48
Cash received from issuance of bonds			
Cash receipts related to other financing activities			
<b>Sub-total of cash inflows from financing activities</b>		319,564,838.82	462,078,169.48

Cash repayments for debts			1,037,370,082.54	621,640,859.80
Cash payments for distribution of dividends, profit and interest expenses			25,344,191.06	74,430,974.77
Including: dividends or profit paid by subsidiaries to minority shareholders				
Other cash payments relating to financing activities	43		9,713,864.64	29,288,317.15
<b>Sub-total of cash outflows from financing activities</b>			1,072,428,138.24	725,360,151.72
<b>Net cash flows from financing activities</b>			-752,863,299.42	-263,281,982.24
<b>IV. Effect of foreign exchange rate changes on cash and cash equivalents</b>				-
<b>V. Net increase in cash and cash equivalents</b>			35,742,219.85	128,357,938.92
Add: beginning balance of cash and cash equivalents			205,762,131.54	77,404,192.62
<b>VI. Ending balance of cash and cash equivalents</b>			241,504,351.39	205,762,131.54

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

Legal representative: Wang Chunli

Principal in charge of accounting: Guan Ying

Head of the accounting department: Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Consolidated Statement of Changes in Owners' Equity**

Unit: RMB

ITEM	Note (VII)	Attributable to the parent company												Minority interests	Total owner's equity
		Paid-in capital	Other equity instruments	Capital reserve	Less:treasury shares	Other comprehensive income	Specialized reserve	Surplus reserve	Provision for general risks	Retained earnings	Others	Sub-total			
	1	2	3	4	5	6	7	8	9	10	11	12	13		
I.Closing balance of the preceding year		426,745,404.00		- 334,690,837.45	-		-	109,487,064.39		-1,088,060,174.99				-16,057,057.25	-233,193,926.40
Add:Changes in accounting policies		-	-	-	-	-	-	-	-	-	-	-	-	-	
Corrections of errors in Prior Period		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	
II.Opening balance of the current year		426,745,404.00		- 334,690,837.45	-	-	-	109,487,064.39	-	-1,088,060,174.99	-	-217,136,869.15	-16,057,057.25	-233,193,926.40	
III.Changes for the year		-	-	- 208,924,601.49	-		-	-	-	73,300,570.54	-	282,225,172.03	11,960,104.49	294,185,276.52	
(I) Total comprehensive income		-	-	-	-		-	-	-	73,300,570.54	-	73,300,570.54	4,179,154.18	77,479,724.72	
(II) Capital contribution and withdrawals by owners		-	-	- 208,924,601.49	-	-	-	-	-	-	-	208,924,601.49	7,780,950.31	216,705,551.80	
i.Capital contributions from owners		-	-	-	-	-	-	-	-	-	-	-	-	-	
ii.Capital contribute from other equity instrument holders		-	-	-	-	-	-	-	-	-	-	-	-	-	
iii.Share-based payment recorded in owner's equity		-	-	-	-	-	-	-	-	-	-	-	-	-	
iv.Others		-	-	- 208,924,601.49	-	-	-	-	-	-	-	208,924,601.49	7,780,950.31	216,705,551.80	
( III).Profits distribution		-	-	-	-	-	-	-	-	-	-	-	-	-	
i.Appropriation to surplus reserve		-	-	-	-	-	-	-	-	-	-	-	-	-	
Including:Statutory surplus reserve		-	-	-	-	-	-	-	-	-	-	-	-	-	
Optional surplus reserve		-	-	-	-	-	-	-	-	-	-	-	-	-	
ii.Appropriation of provision for general risks		-	-	-	-	-	-	-	-	-	-	-	-	-	
iii.Profit distribution to equity owners		-	-	-	-	-	-	-	-	-	-	-	-	-	

iv.Others		-	-	-	-	-	-	-	-	-	-	-	-	-
(V).Transfer within owner's equity		-	-	-	-	-	-	-	-	-	-	-	-	-
i.Capital reserve transferred to paid-in capital		-	-	-	-	-	-	-	-	-	-	-	-	-
ii.Surplus reserve transferred to paid-in capital		-	-	-	-	-	-	-	-	-	-	-	-	-
iii.Recover of loss by surplus reserve		-	-	-	-	-	-	-	-	-	-	-	-	-
iv.Others		-	-	-	-	-	-	-	-	-	-	-	-	-
IV. Closing balance of the year	426,745,404.00	-	543,615,438.94	-	-	-	109,487,064.39	-	-1,014,759,604.45	-	65,088,302.88	-	4,096,952.76	60,991,350.12

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

Legal representative: Wang Chunli

Principal in charge of accounting:Guan Ying

Head of the accounting department:Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Consolidated Statement of Changes in Owners' Equity**

Unit: RMB

ITEM	Note (VII)	2015												Minority interests	Total owner's equity
		Paid-in capital	Other equity instruments	Capital reserve	Less:treasury shares	Other comprehensive income	Specialized reserve	Surplus reserve	Provision for general risks	Retained earnings	Others	Sub-total			
		1	2	3	4	5	6	7	8	9	10	11	12	13	
I.Closing balance of the preceding year		426,745,404.00		334,690,837.45		125,127,595.63		109,487,064.39		-980,486,431.07			3,490,581.24	19,055,051.64	
Add:Changes in accounting policies		-	-	-	-	-	-	-	-	-	-	-	-	-	
Corrections of errors in Prior Period		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others		-	-	-	-	-	-	-	-	-	-	-	-	-	
II.Opening balance of the current year		426,745,404.00		- 334,690,837.45	-	125,127,595.63	-	109,487,064.39	-	-980,486,431.07	-	-	3,490,581.24	19,055,051.64	
III.Changes for the year						-125,127,595.63				-107,573,743.92			-19,547,638.49	-252,248,978.04	
(I) Total comprehensive income						-125,127,595.63				-107,573,743.92			-19,547,638.49	-252,248,978.04	
(II) Capital contribution and withdrawals by owners															
i.Capital contributions from owners															
ii.Capital contribute from other equity instrument holders															
iii.Share-based payment recorded in owner's equity															
iv.Others															
( III).Profits distribution															
i.Appropriation to surplus reserve															
Including:Statutory surplus reserve															
Optional surplus reserve															
ii.Appropriation of provision for general risks															
iii.Profit distribution to equity owners															

iv.Others													
(V).Transfer within owner's equity													
i.Capital reserve transferred to paid-in capital													
ii.Surplus reserve transferred to paid-in capital													
iii.Recover of loss by surplus reserve													
iv.Others													
IV. Closing balance of the year	426,745,404.00	-	334,690,837.45	-	-	-	109,487,064.39	-	-1,088,060,174.99	-	-16,057,057.25	-	-233,193,926.40

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

Legal representative: Wang Chunli

Principal in charge of accounting:Guan Ying

Head of the accounting department:Wu Xiukun

**Hainan Pearl River Holding Company Limited**

**Balance Sheet of the Company**

**Unit: RMB**

<b>ASSETS</b>	<b>Note(XV)</b>	<b>31 December 2016</b>	<b>31 December 2015</b>
<b>Current assets:</b>		9.5	
Cash and cash equivalent		33,952,786.37	479,720.71
Provision of settlement fund		—	
Funds lent		—	
Financial assets at fair value through profit or loss		—	
Derivative financial assets		—	
Notes receivable		—	
Accounts receivable	1	1,032,085.83	1,701,828.46
Advances to suppliers		50,000,000.00	50,277,830.00
Interest receivable		—	
Dividends receivable		260,015.00	260,015.00
Other receivables	2	591,785,222.60	684,683,017.06
Buying back the sale of financial assets		—	
Inventories		4,824,035.45	4,824,035.45
Reclassified to assets held for sale		—	
Current portion of non-current assets		—	
Other current assets		—	
<b>Total current assets</b>		681,854,145.25	742,226,446.68
<b>Non-current assets:</b>		—	
Available-for-sale financial assets		30,824,994.90	11,411,309.90
Held-to-maturity investments		—	
Long-term receivables		—	
Long-term equity investments	3	101,713,800.55	293,231,762.82
Investment property		6,383,667.53	6,686,104.13
Fixed assets		4,019,513.64	13,311,762.29
Construction in progress		—	
Construction materials		—	
Fixed assets pending for disposal		—	
Productive biological assets		—	
Oil and gas assets		—	
Intangible assets		—	1,410,049.68
Development disbursements		—	
Goodwill		—	
Long-term prepaid expenses		278,707.32	604,524.68
Deferred tax assets		—	
Other non-current assets		—	
<b>Total non-current assets</b>		143,220,683.94	326,655,513.50
<b>Total assets</b>		825,074,829.19	1,068,881,960.18

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

Legal representative: Wang Chunli

Principal in charge of accounting: Guan Ying

Head of the accounting department: Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Balance Sheet of the Company(Continued)**

Unit: RMB

<b>ASSETS</b>	<b>Note(XV)</b>	<b>31 December 2016</b>	<b>31 December 2015</b>
Current liabilities:			—
Short-term borrowings			
Financial liabilities at fair value through profit or loss			
Derivative financial assets			
Notes payable			
Accounts payable		2,482,949.70	2,482,949.70
Advances from customers		38,896.41	38,896.41
Financial assets sold for repurchase			
Employee benefits payable		1,224,801.48	1,050,861.22
Including:Accrued payroll		1,224,801.48	1,050,861.22
Welfare benefits payable			
Including:Staff and workers' bonus and welfare			
Taxes and surcharges payable		27,537,449.60	7,576,662.32
Including:Taxes payable		27,537,449.60	7,576,662.32
Interest payable		82,468,756.03	126,077,364.57
Dividends payable		3,213,302.88	3,213,302.88
Other payables		650,471,361.88	430,555,824.81
Cession insurance premiums payable			
Provision for insurance contracts			
Funds received as agent of stock exchange			
Funds received as stock underwrite sale			
Reclassified to liabilities held for sale			
Current portion of non-current liabilities			272,856,962.92
Other current liabilities			
<b>Total current liabilities</b>		767,437,517.98	843,852,824.83
Non-current liabilities:			—
Long-term borrowings			
Bonds payable			
Long-term payable			
Grants payable			
Provisions			
Deferred tax liabilities			
Other non-current liabilities			
<b>Total non-current liabilities</b>		-	-
<b>Total liabilities</b>		767,437,517.98	843,852,824.83
Equity:			—
Share capital		426,745,404.00	426,745,404.00
Capital reserve		546,201,098.01	337,276,496.52
Less:Treasury Share			
Other comprehensive income			
Surplus reserve		109,487,064.39	109,487,064.39
Provision for general risks			
Retained earnings		-1,024,796,255.19	-648,479,829.56
<b>Total owner's equity</b>		57,637,311.21	225,029,135.35
<b>Total liabilities and owner's equity</b>		825,074,829.19	1,068,881,960.18

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

Legal representative:Wang Chunli

Principal in charge of accounting:Guan Ying

Head of the accounting department:Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Income Statement of the Company**

Unit: RMB

ITEM	Note(XV)	2016	2015
<b>I. Revenue</b>	4	1,237,868.46	1,683,542.77
<b>Including: Operating income</b>			1,683,542.77
<b>II.Total cost</b>		313,819,331.95	131,555,244.94
<b>Including: Operating cost</b>	4	324,585.35	355,593.60
Business taxes and surcharges		4,502,377.57	114,815.95
Selling expenses			1,040.00
Administrative expenses		35,889,607.02	16,099,972.91
Including: research and development expenses			
Finance expenses		56,156,435.09	90,600,805.99
<b>Including: Interest expenses</b>			
Interest income			
Net loss on foreign exchange			
Impairment losses of assets		216,946,326.92	24,383,016.49
Others			
<b>Add: Gain on fair-value changes ("-"for loss)</b>			
<b>Investment income ("-"for loss)</b>	5	-53,010,262.27	125,989,612.25
<b>Including: Investment income from associates and joint ventures</b>		-1,417,962.27	-653,142.80
Gain or loss on foreign exchange ("-"for loss)			
<b>III.Operating profits ("—"for loss)</b>		-365,591,725.76	-3,882,089.92
<b>Add: Non-operating income</b>		23,252,023.56	0.02
<b>Including: Gains on disposal of non-current assets</b>		22,961,274.39	
Gains from exchange of non-monetary assets			
Government grants			
Gains from debt restructuring			
<b>Less: Non-operating expenses</b>		7,216,288.83	1,022,894.78
<b>Including: Losses on disposal of non-current assets</b>		1,338,107.60	104,747.98
Losses from exchange of non-monetary assets			
Losses from debt restructuring			
<b>IV.Profit before tax ("—"for loss)</b>		-349,555,991.03	-4,904,984.68
<b>Less: Income tax expenses</b>		26,760,434.60	15,210,270.77
<b>V.Net profit ("—"for loss)</b>		-376,316,425.63	-20,115,255.45
<b>VI.Post-tax net value of other comprehensive income</b>		-	-125,127,595.63
(I) Other comprehensive income that will not be reclassified subsequently to profit or loss			
(II) Other comprehensive income that will be reclassified subsequently to profit or loss			-125,127,595.63
<b>i.Other comprehensive incomes that be able to reclassify as profit under equity method.</b>			
ii.Gain or loss from fair-value changes on available for sale financial assets			-125,127,595.63
iii.Reclassify held-to-maturity investment to hold-to-sale financial assets gain or loss			
iv. The effective cash flow hedge gain or loss			
v. Translation differences arising on translation of financial statements denominated in foreign currencies			
<b>VII.Total comprehensive income</b>		-376,316,425.63	-145,242,851.08

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

Legal representative: Wang Chunli

Principal in charge of accounting: Guan Ying

Head of the accounting department: Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Cash Flow Statement of the Company**

Unit: RMB

ITEM	Note(XV)	2016	2015
<b>I.Cash flows from operating activities:</b>			
Cash received from sales and services		13,505,200.00	1,777,540.85
Tax refunds			
Net cash from other operating activities		174,590,150.16	306,136,722.36
<b>Sub-total of cash inflows from operating activities</b>		188,095,350.16	307,914,263.21
Cash paid for goods and services		12,355,200.00	
Cash paid to and on behalf of employees		7,324,417.07	5,296,572.50
Payment of taxes and surcharges		20,099,942.52	1,814,708.72
Other cash payments relating to operating activities		166,429,789.70	58,842,160.39
<b>Sub-total of cash outflows from operating activities</b>		206,209,349.29	65,953,441.61
<b>Net cash flows from operating activities</b>		-18,113,999.13	241,960,821.60
<b>II.Cash flows from investing activities:</b>			
Cash receipts from withdrawal of investments		295,667,698.51	141,671,794.42
Cash received from investment income			
Net cash from disposal of fixed assets, intangible assets and other long-term assets		3,060,360.00	
Net cash received from disposal of subsidiaries and other business units		277,332,301.49	
Other cash receipts relating to investing activities			
<b>Sub-total of cash inflows from investing activities</b>		576,060,360.00	141,671,794.42
Cash paid for fixed assets, intangible assets and other long-term assets		31,189.00	6,199.00
Cash payments for investments		46,409,933.33	57,788,000.00
Net increase of pledged loans			
Net cash paid for acquiring subsidiaries and other business units			
Net cash used in other investing activities			
<b>Sub-total of cash outflows from investing activities</b>		46,441,122.33	57,794,199.00
<b>Net cash flows from investing activities</b>		529,619,237.67	83,877,595.42
<b>III.Cash flows from financing activities:</b>			
Cash proceeds from investments by others			
Including: cash received by subsidiaries from minority shareholders' investment			
Cash received from borrowings		248,315,780.73	102,528,000.00
Cash received from issuance of bonds			
Cash receipts related to other financing activities			
<b>Sub-total of cash inflows from financing activities</b>		248,315,780.73	102,528,000.00
Cash repayments for debts		714,932,856.00	380,857,787.33
Cash payments for distribution of dividends, profit and interest expenses		10,827,232.97	38,610,941.59
Including: dividends or profit paid by subsidiaries to minority shareholders			
Other cash payments relating to financing activities		587,864.64	10,452,617.15
<b>Sub-total of cash outflows from financing activities</b>		726,347,953.61	429,921,346.07
<b>Net cash flows from financing activities</b>		-478,032,172.88	-327,393,346.07
<b>IV.Effect of foreign exchange rate changes on cash and cash equivalents</b>			-
<b>V.Net increase in cash and cash equivalents</b>		33,473,065.66	-1,554,929.05
Add: beginning balance of cash and cash equivalents		479,720.71	2,034,649.76
<b>VI. Ending balance of cash and cash equivalents</b>		33,952,786.37	479,720.71

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

Legal representative: Wang Chunli

Principal in charge of accounting: Guan Ying

Head of the accounting department: Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Statement of Changes in Owners' Equity of the Company**

Unit: RMB

ITEM	Note (XV)	2016										
		Paid-in capital	Other equity instruments	Capital reserve	Less:treasury shares	Other comprehensive income	Specialized reserve	Surplus reserve	Provision for general risks	Retained earnings	Others	Total owner's equity
	1	2	3	4	5	6	7	8	9	10	11	
I.Closing balance of the preceding year		426,745,404.00		337,276,496.52				109,487,064.39		-648,479,829.56		225,029,135.35
Add:Changes in accounting policies												
Corrections of errors in Prior Period												
Others												-
II.Opening balance of the current year		426,745,404.00		337,276,496.52				109,487,064.39		-648,479,829.56		225,029,135.35
III.Changes for the year		-	-	208,924,601.49	-	-	-	-	-	-376,316,425.63	-	-167,391,824.14
(I) Total comprehensive income		-	-	-	-	-	-	-	-	-376,316,425.63	-	-376,316,425.63
(II) Capital contribution and withdrawals by owners		-	-	208,924,601.49	-	-	-	-	-	-	-	208,924,601.49
i.Capital contributions from owners		-	-	-	-	-	-	-	-	-	-	-
ii.Capital contribute from other equity instrument holders		-	-	-	-	-	-	-	-	-	-	-
iii.Share-based payment recorded in owner's equity		-	-	-	-	-	-	-	-	-	-	-
iv.Others		-	-	208,924,601.49	-	-	-	-	-	-	-	208,924,601.49
( III).Profits distribution		-	-	-	-	-	-	-	-	-	-	-
i.Appropriation to surplus reserve		-	-	-	-	-	-	-	-	-	-	-
Including:Statutory surplus reserve		-	-	-	-	-	-	-	-	-	-	-
Optional surplus reserve		-	-	-	-	-	-	-	-	-	-	-
ii.Appropriation of provision for general risks		-	-	-	-	-	-	-	-	-	-	-
iii.Profit distribution to equity owners		-	-	-	-	-	-	-	-	-	-	-
iv.Others		-	-	-	-	-	-	-	-	-	-	-
(V).Transfer within owner's equity		-	-	-	-	-	-	-	-	-	-	-
i.Capital reserve transferred to paid-in capital		-	-	-	-	-	-	-	-	-	-	-
ii.Surplus reserve transferred to paid-in capital		-	-	-	-	-	-	-	-	-	-	-
iii.Recover of loss by surplus reserve		-	-	-	-	-	-	-	-	-	-	-
iv.Others		-	-	-	-	-	-	-	-	-	-	-
IV. Closing balance of the year		426,745,404.00	-	546,201,098.01	-	-	-	109,487,064.39	-	-1,024,796,255.19	-	57,637,311.21

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

Legal representative: Wang Chunli

Principal in charge of accounting:Guan Ying

Head of the accounting department:Wu Xiukun

**Hainan Pearl River Holding Company Limited**  
**Statement of Changes in Owners' Equity of the Company**

Unit: RMB

ITEM	Note (XV)	2016										
		Paid-in capital	Other equity instruments	Capital reserve	Less:treasury shares	Other comprehensive income	Specialized reserve	Surplus reserve	Provision for general risks	Retained earnings	Others	Total owner's equity
	1	2	3	4	5	6	7	8	9	10	11	
I.Closing balance of the preceding year		426,745,404.00		337,276,496.52		125,127,595.63		109,487,064.39		-628,364,574.11		370,271,986.43
Add:Changes in accounting policies		-	-	-	-	-	-	-	-	-	-	-
Corrections of errors in Prior Period		-	-	-	-	-	-	-	-	-	-	-
Others		-	-	-	-	-	-	-	-	-	-	-
II.Opening balance of the current year		426,745,404.00		337,276,496.52		125,127,595.63		109,487,064.39		-628,364,574.11		370,271,986.43
III.Changes for the year		-	-	-	-	-125,127,595.63	-	-	-	-20,115,255.45		-145,242,851.08
(I) Total comprehensive income		-	-	-	-	-125,127,595.63	-	-	-	-20,115,255.45		-145,242,851.08
(II) Capital contribution and withdrawals by owners		-	-	-	-	-	-	-	-	-	-	-
i.Capital contributions from owners		-	-	-	-	-	-	-	-	-	-	-
ii.Capital contribute from other equity instrument holders		-	-	-	-	-	-	-	-	-	-	-
iii.Share-based payment recorded in owner's equity		-	-	-	-	-	-	-	-	-	-	-
iv.Others		-	-	-	-	-	-	-	-	-	-	-
( III).Profits distribution		-	-	-	-	-	-	-	-	-	-	-
i.Appropriation to surplus reserve		-	-	-	-	-	-	-	-	-	-	-
Including:Statutory surplus reserve		-	-	-	-	-	-	-	-	-	-	-
Optional surplus reserve		-	-	-	-	-	-	-	-	-	-	-
ii.Appropriation of provision for general risks		-	-	-	-	-	-	-	-	-	-	-
iii.Profit distribution to equity owners		-	-	-	-	-	-	-	-	-	-	-
iv.Others		-	-	-	-	-	-	-	-	-	-	-
(V).Transfer within owner's equity		-	-	-	-	-	-	-	-	-	-	-
i.Capital reserve transferred to paid-in capital		-	-	-	-	-	-	-	-	-	-	-
ii.Surplus reserve transferred to paid-in capital		-	-	-	-	-	-	-	-	-	-	-
iii.Recover of loss by surplus reserve		-	-	-	-	-	-	-	-	-	-	-
iv.Others		-	-	-	-	-	-	-	-	-	-	-
IV. Closing balance of the year		426,745,404.00		337,276,496.52		-	-	109,487,064.39		-648,479,829.56		225,029,135.35

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

Legal representative: Wang Chunli

Principal in charge of accounting:Guan Ying

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Head of the accounting department:Wu Xiukun

# Hainan PEARL RIVER Holding Company Limited

## Notes on the Financial Statements for the Year 2016

### I. General information

Hainan Pearl River Holding Company Limited, referred to as 'the Company' or 'Pearl River Holding', grew out of the lawful re-registration by the original Hainan Pearl River Industry Company Limited on January 11 1992. The re-registration was based on the document of Qiong Fu Ban [1992] No.1 issued by the General Office of Hainan People's Government and City Management Office Qiong Yin [1992] No. 6 issued by the People's Bank of Hainan province. By the time when the re-registration took place, the Company issued a total amount of 81,880,000 shares, among which 60,793,600 shares were folded from the predecessor's net assets while the rest amount, 21,086,400 shares, were newly issued and were listed on Shenzhen Stock Exchange according to the document of securities administration office [1992] No. 83 issued by the People's Bank of China in December 1992. The parent company of the Pearl River Holding, the Guangjiang Industrial Company held the amount of 36,393,600 shares in 1992, equivalent to a shareholding ratio of 44.45%. The business license registration number is 20128455-6 and the company is defined as belonging to the real estate industry.

On 25<sup>th</sup> March 1993, approved by the Hainan joint-stock system pilot leading group office with the supporting document of Qiong joint-stock office [1993] No.028 and the Shenzhen special economic zone branch of the People's Bank of China with the corresponding document of Shen People's Bank Fu [1993] No.099, the company increased its share capital by stock-for stock: five new shares for every ten shares held plus two freely delivered new shares. As a result, the share capital increased to 139,196,000 shares, of which the shareholder, Guangzhou Pearl River Industrial Company occupied 48,969,120 shares, holding an equity stake of 35.18%.

In 1994, the equity capital was raised to the amount of 278,392,000 shares through delivering 10 new free shares for every 10 shares held. Guangzhou Pearl River Industrial Company occupied 97,938,240 shares, holding an equity stake of 35.18%.

In 1995, based on the approval stated at the document of Shenzhen BanFu [1995] No. 45 and Shenzhen BanFu [1995] No.12, the company issued 50 million B shares. An incremental share capital was thus followed based on the fact that every 1.5 new shares were generated for every ten B shares, resulting in the amount of 377,650,800 shares outstanding in total. Guangzhou Pearl River Industrial Company occupied 112,628,876 shares, holding an equity stake of 29.82%.

In 1999, 112,628,976 shares that were held by the Guangzhou Pearl River Industrial Group Co., Company were transferred to Beijing Wanfa Real Estate Development Company. Consequently, Beijing Wanfa Real Estate Development Company became the first majority shareholder, holding the amount of 112,628,976 shares, which accounts for 29.82% of the total outstanding shares of the company.

On 10<sup>th</sup> January 2000, with the Business License for Legal Person issued by the Hainan Administrative Bureau for Industry and Commerce and the registration number 4600001006830 obtained, the name of the company was formally changed to Hainan Pearl River Holding Company Limited.

August 17, 2006, with the implementation of equity division reform, an incremental of share capital to the total amount of 49.094604 million shares took place since additional shares were delivered to all shareholders based on a 10: 1.3 (1.3 free new shares for every 10 held) distribution regime. The total amount of shares outstanding was thus increased to 426,745,404 shares with the Wanfa Real Estate Development Company occupying 107,993,698 shares, taking up the ownership percentage of 25.31%. In 2007 and 2009, non-circulation stock shareholders paid back consideration for reform of the shareholder structure; the corresponding value was respectively 3,289,780 and 1,196,000 shares of stock. Beijing Wanfa Real Estate Development Company held an amount of 112,479,478 shares at the end of 2009, which was equivalent to an equity stake of 26.36%. In 2010, the controlling shareholder Beijing Wanfa Real Estate Development Stock Limited Company changed its name to Beijing Wanfa Real Estate Development Limited Liability Company. At the end of 2011, this dominant shareholder held an amount of 112,479,478 shares, equivalent to an ownership percentage of 26.36%.

September 2, 2016, the original controlling shareholder of Beijing Wanfa Real Estate Development Co., Ltd will be held by 112,479,478 shares all transferred to the Beijing Grain Group Co., Ltd., 2016 September after the transfer of equity is completed, the Beijing Grain Group Co., Ltd. held 112,479,478 shares, accounting for 26.36% of the total number of shares. In November 2016, based on the confidence in the reorganization of the major assets and the future development of the Company, Beijing Grain Group Co., Ltd. decided to adopt the centralized bidding method to increase its holdings through the secondary market, holding 123,561,963 shares, Accounting for 28.95% of the total number of shares, becoming the largest shareholder of the Company.

Registered capital: RMB 426,745,400 Yuan

Unified social credit code: 914600002012845568

Legal representative: Wang Chunli

Registered address: 29/F., Dihao Building, Pearl River Plaza, Binhai Avenue, Haikou, Hainan, the PRC.

Office address: 29/F., Dihao Building, Pearl River Plaza, Binhai Avenue, Haikou, Hainan, the PRC.

The parent company of Beijing grain group co., LTD

The operation scope: Industrial investment, tropical farming, aquaculture, real estate development and management, hotel investment and management, material supply, construction equipment purchasing, leasing, hardware, chemical, trade of household items, decoration, vehicle parking, and high-tech investment projects, investment in environmental protection projects, investment advice.

The company's business nature and the main business activities: The company mainly engaged in real estate development and property management, which belong to real estate aspect.

The Company's basic organizational structure: General meeting of shareholders is the highest organ of power. Board of directors is the executing agency. Supervisory board is the Company's internal auditing agency. General Manager is responsible for the Company's daily operational management. There are General Manager Office, Securities Department, and Tourism Real Estate Department, Financial Department, Management Department, Auditing Department and others in the Company.

Hainan Peapl River Holding Company Limited Beijing Investment Consulting Branch was established on May 6, 2010, and the unified social credit code is 91110107554875351W. The address is: Room 5078, Building 3, No. 3, Xijing Road, High-tech Park, Badachu, Shijing Mountain District, Beijing City. The business scope includes investment consulting, hotel investment and management; construction equipment purchasing and leasing; the sales of construction materials, hardware and electrical equipment, furniture, plastics, daily necessities, leather products, rubber cavity products, feed, the packed seed that will not be sub-packed again, the grain, beans, potatoes, flowers, grass and other decorative plants, chemical fertilizer, non-metallic ore, metal products, metal ore, metal materials, and the import and export of goods; the salary point system and development application of high-tech products. ("1. Without the approval of the relevant department, it is prohibited from using public mode to raise funds; 2. It is prohibited from publicly carrying out security products and financial derivative instrument transaction activities; 3. It is prohibited from issuing loans; 4. It is prohibited from providing guarantee for other enterprises, except the invested enterprise; 5. It is prohibited from making commitment to the investor about no damage of investment principal or the minimum income"; for the projects that shall be legally approved, the business activities can be carried out as per the approved contents after being approved by the relevant department.)

Hainan Peapl River Holding Company Limited Heilongjiang Branch was established on October 22, 2012, and the unified social credit code is 91230110598492651P. The address is: No. 34, Nongxiao Street, Xiangfang District, Harbin City. The business scope includes: industrial investment, hotel investment and management, construction equipment purchasing, leasing, indoor and outdoor decoration, high-tech project investment, computer network investment, communication project investment, high-tech product development and application as well as environmental protection project investment. (For projects that require the administrative licensing, they shall be operated with the license) (For projects that shall be legally approved, the business activities can be carried out after being approved by the relevant department.) The approval of the financial statements reported: the financial statements by the company all the directors are submitted on April 26, 2017.

## II . The scope of consolidated financial statements

This period into the body of the scope of consolidated financial statements, a total of 15 units, specific include:

Company name	Abbreviation	Unit type	Level	Shareholding ratio (%)	Proportion of voting rights (%)
Hainan Pearl River Property Hotel Management Co., Ltd	Pearl River Property	Holdings	2	98.00	98.00
Hainan Pearl River Landscaping Co., Ltd	Landscaping Company	Wholly	3	100.00	100.00
Hainan Pearl River Property Cleaning Co., Ltd	Cleaning Company	Wholly	3	100.00	100.00
Hainan Pearl River Property Electrical and Mechanical Engineering Company	Electrical and Mechanical Company	Wholly	3	100.00	100.00
Hubei Pearl River Real Estate Development Co., Ltd	Hubei Property	Holdings	2	89.20	89.20

Company name	Abbreviation	Unit type	Level	Shareholding ratio (%)	Proportion of voting rights (%)
Wuhan Zhujiang Meilin Hotel Management Co., Ltd	Meilin Hotel	Wholly	3	100.00	100.00
Hainan Pearl River Industrial Co., Ltd. Shanghai real estate company	Shanghai Property	Wholly	2	100.00	100.00
Beijing Jiubo Culture Development Co., Ltd	Jiubo Culture	Wholly	2	100.00	100.00
Mudanjiang City Zhujiang Wanjia Tourism Investment Development Group Co., Ltd	Mudanjiang Group	Wholly	2	100.00	100.00
Hailin Wanjia Xuexiang Resort Hotel	Xuexiang Resort	Wholly	3	100.00	100.00
Mudanjiang Jingpo Lake Zhujiang Wanjia Hotel Co., Ltd	Jingpo Lake Hotel	Wholly	3	100.00	100.00
Mudanjiang Wanjia Star Hotel Co., Ltd	Mudanjiang Hotel	Wholly	3	100.00	100.00
Harbin Wanjia Travel Service Co., Ltd	Travel	Wholly	3	100.00	100.00
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd	Hebei Property	Holdings	2	51.00	51.00
Shanghai Pearl Property Management Co., Ltd	Pearl Property	Holdings	3	50.00	50.00

At the end of the period, 3 companies were decreased within the range of the combined financial statement: SanyaWanjia Hotel Management Co., Ltd., Heilongjiang LongshiZhujiang Cultural Transmission Co., Ltd., and Hainan Zhujiang Real Estate Marketing Plan Co., Ltd. SanyaWanjia Hotel Management Co., Ltd. completed the equity delivery procedures on December 15, 2016; Heilongjiang LongshiZhujiang Cultural Transmission Co., Ltd. completed the equity delivery procedures on May 16, 2016; Hainan Zhujiang Real Estate Marketing Plan Co., Ltd. completed the industrial and commercial cancellation procedures on March 9, 2016.

### III . Preparation basis of simulated financial statement

#### 1. Preparation basis of simulated financial statement

On the basis of continuous operation, the company has conducted confirmation and measurement as per the actually occurred transaction and affairs, the Enterprise Accounting Criterion—Basic Criterion and the specific enterprise accounting criterion, the enterprise accounting criterion application guide, the enterprise accounting criterion explanation and other relevant regulations (hereinafter collectively referred to as “the enterprise accounting criterion”), and then on this basis, it has also compiled the financial statement in combination with No. 15 Information Disclosure Formulation and Report Regulations of Companies with Public Issue of Securities—General Regulations for Financial Report (Revised in 2014).

#### 2. Going concern

The company since the final 12 months there is no ability to continue as a going concern our company serious doubts about the items or situations.

### IV . Accounting policies, accounting estimates and error correction of previous years

#### 1. Announcement about compliance with Accounting Standards for Business Enterprises

The Company's financial statements are prepared in accordance with the requirements of the Accounting Standards for Business Enterprises, and they fairly and completely present the financial position, operation results, cash flow and other relevant information of the Company.

## 2. Accounting year

Accounting year of the Group is the calendar year from January 1 to December 31. This report covers the period from January 1, 2016 to December 31, 2016.

## 3. Reporting currency

The Company's reporting and presentation currency is Renminbi ("RMB").

## 4. Business combinations

**4.1.** Where a business combination achieved in stages, such multiple transactions accounted as a package deal if one or more following conditions are satisfied:

- i. such transactions made simultaneously or after consider each other's effect;
- ii. only such transactions made in whole,a complete commercial result achieved;
- iii. one transactions made depend upon at least one other transaction;
- iv. one transactions is not commercial invidually,but when consider with other transactions,it is commercial.

### 4.2. Business combinations involving enterprises under common control

#### (1) separate financial statement

The consideration is the cash given, non-monetary assets transferred,liabilities incurred or assumed, and equity securities issued by the acquirer in exchange for control of the acquiree.The initial cost of the long-term equity investment is the share of the consolidated financial statements, at the acquisition date, of ultimate controlling parties's net assets.The difference between the initial cost of the long-term equity investment obtained and the consideration paid for the combination is adjusted to the share premium in capital reserve. If the share premium is not sufficient to absorb the difference, any excess shall be adjusted against retained earnings. If there is contingent consideration and need to recognize contingent assets or liabilities, the difference between amounts of the contingent assets or liabilities and the subsequent settlement price is adjusted to the share premium in capital reserve. If the share premium is not sufficient to absorb the difference, any excess shall be adjusted against retained earnings.

Where a business combination involving enterprises under common control is achieved in stages that involve multiple transactions, if such transaction is a package deal,the all transactions are accounted as a package deal to obtain control power. If not, at the acquisition date, the difference between the initial cost of the long-term equity investment and the aggregate of the carrying amount of the long-term equity investment held before acquisition date and the new consideration paid in order to achieve futher equity is adjusted to the share premium in capital reserve. If the share premium is not sufficient to absorb the difference, any excess shall be adjusted against retained earnings. As for the other comprehensive income relating to the equity held in the acquiree before the acquisition date are not accounted until dispose such investment.when disposed, adopt the basis,which is same to investee dispose related assets or liabilities,to accounted. The other comprehensive income recognized on the changes of other owner's equity except for net profit, other comprehensive income and dividend declared are not accounted untill transferred to investment income when dispose such investment.

Costs directly attributable to the combination are included in profit or loss in the period in which they are incurred. Transaction costs associated with the issue of equity for the business combination are adjusted to the share premium in capital reserve. If the share premium is not sufficient to absorb the difference, any excess shall be successively adjusted against surplus reserve and retained earnings.

Transaction costs associated with the issue of debt securities for the business combination are included in the initially recognized amounts of the debt securities.

If the combined parties praparied consolidated financial statements, the initial cost of the long-term equity investment is determined on the basis of owner's equity attributed to parent company.

#### (2) consolidated financial statements

The assets and liabilities obtained by the absorbing party in a business combination are measured at the carrying amount.

Where a business combination involving enterprises under common control is achieved in stages that involve multiple transactions, if such transaction is a package deal,the all transactions are accounted as one tansaction to obtain control power.

If not, the long-term equity investment held by absorbing party before acquisition date and the profit or loss, other comprehensive income and other equity changes recognized from the later of the acquisition date and the date on which absorbing party or combined

party ultimately controlled by same party to combining date offset beginning retained earnings of comparative financial statements and current P/L respectively.

Where the accounting policy adopted by the combined party is different from that adopted by the combining party, the combining party shall, according to accounting policy it adopts, adjust the relevant items in the financial statements of the absorbing party, and shall, pursuant to the present Standard, recognize them on the basis of such adjustment.

#### **4.3. Business combinations not involving enterprises under common control**

The cost of combination is the aggregate of the fair values, at the acquisition date, of the assets given, liabilities incurred or assumed, and equity securities issued by the acquirer in exchange for control of the acquiree. In the merger agreement on a future event that is likely to affect the combination costs make a contract, if estimated future matters are likely to occur and the influence of the amount on the combination costs can be reliably measured, are also included in the combination costs.

The intermediary expenses incurred by the acquirer in respect of auditing, legal services, valuation and consultancy services, etc. and other associated administrative expenses attributable to the business combination are recognized in profit or loss when they are incurred. Transaction costs associated with the issue of equity or debt securities for the business combination are included in the initially recognised amounts of the equity or debt securities.

Where the cost of combination exceeds the acquirer's interest in the fair value of the acquiree's identifiable net assets, the difference is treated as an asset and recognized as goodwill, which is measured at cost on initial recognition. Where the cost of combination is less than the acquirer's interest in the fair value of the acquiree's identifiable net assets, the acquirer firstly reassesses the measurement of the fair values of the acquiree's identifiable assets, liabilities and contingent liabilities and measurement of the cost of combination. If after that reassessment, the cost of combination is still less than the acquirer's interest in the fair value of the acquiree's identifiable net assets, the acquirer recognizes the remaining difference immediately in profit or loss for the current period.

In case that the merger of enterprises under different controls that is realized by steps through several times of exchange transaction belongs to a package deal, each transaction shall be subject to accounting treatment as the transaction that has obtained the control right; in case that it doesn't belong to a package deal, the individual financial statements and the consolidated financial statements shall be distinguished and subject to the relevant accounting treatment respectively:

(1) In the individual financial statements, in case that the equity investment held before the date of merger is checked as per the equity method, the sum of the book value of the acquiree's equity investment held before the date of purchasing and the newly increased investment cost on the date of purchasing shall be regarded as the initial investment cost of such investment; other comprehensive incomes checked and confirmed through adopting the equity method for the equity investment held before the date of purchasing shall be subject to accounting treatment when disposing the investment through adopting the basis for the direct disposal of relevant assets or debts of the invested unit.

In case that the equity investment held before the date of merger is confirmed by financial instrument and checked as per the measurement standard, the sum of the fair value of the equity investment on the date of merger and the newly increased investment cost shall be regarded as the initial investment cost on the date of merger. The balance between the fair value and book value of original equity held and accumulative fair value changes included in other comprehensive incomes shall be transferred into the investment income of the current period on the date of merger.

(2) In the consolidated financial statements, to hold the equity of the acquiree before on the acquisition date. The equity held in the acquiree before the acquisition date is remeasured at its fair value at the acquisition date, with any difference between its fair value and its carrying amount being recognized as investment income, and the other comprehensive income relating to the equity held in the acquiree before the acquisition date being transferred to investment income.

#### **5. Preparation of consolidated financial statements**

The scope of consolidation in the consolidated financial statements is determined on the basis of control. All subsidiaries(including separate entities controlled by parent company) should be included in the consolidated financial statements.

In preparing the consolidated financial statements, where the accounting policies and the accounting periods of the Company and subsidiaries are inconsistent, the financial statements of the subsidiaries are adjusted in accordance with the accounting policies and the accounting period of the Company.

The consolidated financial statements are prepared on the basis of the financial statements of the Company and all of its subsidiaries.

All significant intra-group balances and transactions are eliminated on consolidation.

When the amount of loss for the period attributable to the minority shareholders of a subsidiary exceeds the minority shareholders' portion of the opening balance of shareholders' equity of the subsidiary, the excess amount is still allocated against minority interests.

For a subsidiary that is acquired in a business combination involving enterprises under common control, it is included in the consolidated financial statements from the date when it, together with the Company, comes under common control of the ultimate controlling party.

Their operating results and cash flows from the beginning of the current reporting period are included in the consolidated income statement and consolidated statement of cash flows, as appropriate.

For a subsidiary acquired through a business combination not involving enterprises under common control, the operating results and cash flows from the acquisition date (the date when control is obtained) are included in the consolidated income statement and consolidated statement of cash flows, as appropriate, and no adjustment is made to the opening balances and comparative figures in the consolidated financial statements.

For a subsidiary disposed of by the Company, the operating results and cash flows before the date of disposal (the date when control is lost) are included in the consolidated income statement and consolidated statement of cash flows, as appropriate.

When the company loses control over a subsidiary due to disposal of equity investment or other reason, any retained interest is re-measured at its fair value at the date when control is lost. The difference between (i) the aggregate of the consideration received on disposal and the fair value of any retained interest and (ii) the share of the former subsidiary's net assets cumulatively calculated from the acquisition date according to the original proportion of ownership interests is recognized as investment income in the period in which control is lost. Other comprehensive income associated with investment in the former subsidiary is reclassified to investment income in the period in which control is lost.

## **6. Jointly operated arrangement classification and joint management accounting processing method**

### **1. Jointly operated arrangement classification**

According to the structure and legal form of jointly operated arrangement and the terms, other relevant facts and situations agreed in jointly operated arrangement, the company will divide jointly operated arrangement into joint management and joint venture.

The jointly operated arrangement not reached by separate subject is divided into joint management; the jointly operated arrangement reached by separate subject is usually divided into joint venture; but the concrete evidence shows that the jointly operated arrangement that meets the any one of the following conditions and the relevant laws and regulations is divided into joint management:

(1) The legal form of jointly operated arrangement shows that the joint venture shall enjoy the right and under the obligation for the relevant assets and liabilities in arrangement respectively.

(2) The contract terms of jointly operated arrangement agree that the joint venture shall enjoy the right and under the obligation for the relevant assets and liabilities in arrangement respectively.

(3) The other relevant facts and situations show that the joint venture shall enjoy the right and under the obligation for the relevant assets and liabilities in arrangement respectively, and for instance, the joint venture enjoys almost all outputs related to jointly operated arrangement, and the liquidation of the liabilities in arrangement depends on the support from the joint venture continuously.

### **2. Joint management accounting processing method**

The company confirms the following items related to quantum of interest in joint management, and conducts accounting processing according to the regulations of Accounting Standards for Business Enterprises:

- (1) Confirm the asset held solely and the asset held jointly as per share;
- (2) Confirm the liability borne solely and the liability borne jointly as per share;
- (3) Confirm the income from selling the enjoyed joint management output share;
- (4) Confirm the income from selling the joint management output as per share;
- (5) Confirm the expense incurred solely and the expense incurred by joint management as per share.

The company outputs or sells the asset to joint management (except the asset constitutes the business), and before the joint management sells the asset to the third party, the part belonging to other participants in the profit and loss incurred by the deal is only confirmed. In case that the asset output or sold conforms to the asset impairment loss specified in Accounting Standards for Business Enterprises No.8 -- Asset Impairment, the company shall confirm the full loss.

Before the company purchases the asset from joint management (except the asset constitutes the business) and sells the asset to the third party, the part belonging to other participants in the profit and loss incurred by the deal is only confirmed. In case that the asset purchased conforms to the asset impairment loss specified in Accounting Standards for Business Enterprises No.8 -- Asset Impairment, the company shall confirm the part loss as per share.

The company shall not enjoy the joint control for joint management, and if the company enjoys the relevant assets of joint management and undertake the relevant liabilities of joint management, the accounting processing shall still be conducted according to the above principle; otherwise, the accounting processing shall be conducted according to the regulations of Accounting Standards for Business Enterprises.

## 7. Cash and Cash equivalents

Cash refers to cash on hand and demand deposits. "Cash equivalents" refer to short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk on change in value.

## 8. Foreign currency transactions

### 8.1. Transactions denominated in foreign currencies

A foreign currency transaction is recorded, on initial recognition, by applying the spot exchange rate on the date of the transaction.

At the balance sheet date, foreign currency monetary items are translated into RMB using the spot exchange rates at the balance sheet date. Exchange differences arising from the differences between the spot exchange rates prevailing at the balance sheet date and those on initial recognition or at the previous balance sheet date are recognised in profit or loss for the period, except the exchange differences related to a specific-purpose borrowing denominated in foreign currency that qualify for capitalisation are capitalised as part of the cost of the qualifying asset during the capitalisation period.

Foreign currency non-monetary items measured at historical cost are translated to the amounts in functional currency at the spot exchange rates on the dates of the transactions; the amounts in functional currency remain unchanged.

Foreign currency non-monetary items measured at fair value are re-translated at the spot exchange rate on the date the fair value is determined. Difference between the re-translated functional currency amount and the original functional currency amount is treated as changes in fair value including changes of exchange rate and is recognized in profit and loss or as other comprehensive income included in capital reserve. The difference arising on available for sale non-monetary items is recognized in other comprehensive income.

### 8.2. Translation of financial statements denominated in foreign currencies

For the purpose of preparing the consolidated financial statements, financial statements of a foreign operation are translated from the foreign currency into RMB using the following method: assets and liabilities on the balance sheet are translated at the spot exchange rate prevailing at the balance sheet date; shareholders' equity items except for retained earnings are translated at the spot exchange rates at the dates on which such items arose; all items in the income statement as well as items reflecting the distribution of profits are translated at the spot exchange rates on the dates of the transactions; The difference between the translated assets and the aggregate of liabilities and shareholders' equity items is separately presented as the exchange differences arising on translation of financial statements denominated in foreign currencies under the shareholders' equity in the balance sheet.

On disposal of the Company's entire interest in a foreign operation, the Company transfers the accumulated translation differences that relating to translation of the financial statements of that foreign operation, presented in comprehensive income, to profit or loss in the period in which the disposal occurs. As for part disposal, the Company transfers the accumulated translation differences that relating to translation of the financial statements to profit or loss in the period in proportion to the weight of part disposal interest in a foreign operation.

## 9. Financial Instruments

Financial Instruments comprises financial assets, financial liabilities and equity instruments.

### 9.1. Classification of financial assets and financial liabilities

Financial instruments are classified into the following categories at initial recognition: financial assets (or liabilities) at fair value through profit or loss, entrusted loans, receivables, available-for-sale financial assets and held-to-maturity investments, other financial liabilities. The classification of financial assets depends on not only commercial substance in contract but also the Company's intention and ability to hold the financial assets.

### 9.2. Recognition and measurement

#### (1) Financial assets (or liabilities) at fair value through profit or loss ("FVTPL")

Financial assets or financial liabilities at FVTPL include financial assets or financial liabilities held for trading and those designated

as at fair value through profit or loss.

A financial asset or financial liabilities is classified as held for trading if one of the following conditions is satisfied:

- (i) It has been acquired principally for the purpose of selling in the near term; or
- (ii) On initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and there is objective evidence that the Company has a recent actual pattern of short-term profit-taking; or
- (iii) It is a derivative that is not designated and effective as a hedging instrument, or a financial guarantee contract, or a derivative that is linked to and must be settled by delivery of an unquoted equity instrument (without a quoted price in an active market) whose fair value cannot be reliably measured.

A financial asset or financial liabilities may be designated as at FVTPL upon initial recognition only when one of the following conditions is satisfied:

- (i) Such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise result from measuring assets (or liabilities) or recognizing the gains or losses on them on different bases; or
- (ii) The financial asset (or liabilities) forms part of a group of financial assets (or liabilities) or a group of financial assets and financial liabilities, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is reported to key management personnel on that basis;
- (iii) Hybrid instruments associated with embedded derivatives, except for embedded derivatives that have not significant impact on cash flow of hybrid instrument, or obviously embedded derivatives should not be split from hybrid instrument.
- (iv) Hybrid instruments associated with embedded derivatives, which are needed to split but not measured separately at initial acquisition date or at subsequent balance sheet date.

For financial assets and financial liabilities at FVTPL are initially measured at fair value, and transaction costs are immediately recognized in profit or loss. Financial assets or financial liabilities at FVTPL are subsequently measured at fair value. Any gains or losses arising from changes in the fair value and any dividend or interest income earned on the financial assets are recognized in profit or loss.

When disposed, the difference between fair value and initial cost are recognized in investment income; besides, adjust gain or loss from fair-value changes.

## (2) Receivables

Accounts receivable arising from sale of goods or rendering of services are initially recognised at fair value of the contractual payments from the buyers or service recipients.

Receivables are classified into the following categories: receivable, other receivables, notes receivable, advances to suppliers and long-term receivables.

When the Company recovers or disposes the accounts receivable, the difference between the proceeds received from the transaction and their carrying amounts is recognised in profit or loss for the current period.

## (3) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturity dates that the Company's management has the positive intention and ability to hold to maturity. Held-to-maturity investments are initially measured at fair value, and transaction costs are included in their initial recognised amounts.

Held-to-maturity investments are subsequently measured at amortized cost using the effective interest method. Effective interest determined at acquisition date and remains unchanged in estimated period or appropriate shorter period. Gain or loss arising from DE recognition, impairment or amortization is recognised in profit or loss. When disposed, the difference between proceeds received from the transaction and their carrying amounts are recognised in investment income.

## (4) Available-for-sale financial assets

Available-for-sale financial assets include non-derivative financial assets that are designated on initial recognition as available for

sale, and financial assets that are not classified as financial assets at fair value through profit or loss, loans and receivables or held-to-maturity investments.

Available-for-sale financial assets are initially measured at fair value, and transaction costs are included in their initial recognized amounts. Interests obtained and the dividends declared by the investee during the period in which the available-for-sale financial assets are held, are recognized in investment gains.

Available-for-sale financial assets are subsequently measured at fair value, and gains or losses arising from changes in the fair value are recognized as other comprehensive income, except that impairment losses and exchange differences related to amortized cost of monetary financial assets denominated in foreign currencies are recognized in profit or loss, until the financial assets are derecognized, at which time the gains or losses are released and recognized in profit or loss.

#### (5) Other financial liabilities

According to its fair value and the associated transaction cost the sum as the amount of initial recognition. Is follow-up measurement with the amortized cost.

#### 9.3. Transfer of financial assets

The Company derecognizes a financial asset if the financial asset has been transferred and substantially all the risks and rewards of ownership of the financial asset is transferred to the transferee; If not, continue to recognize as a financial asset.

When determine whether the transfer of financial assets satisfies DE recognition criteria or not, the substance over form should be taken into consideration

For a transfer of a financial asset in its entirety that satisfies the DE recognition criteria, the difference between (1) the carrying amounts of the financial asset transferred; and (2) the sum of the consideration received from the transfer and any cumulative gain or loss that has been recognized in other comprehensive income is recognized in profit or loss.

If a part of the transferred financial asset qualifies for derecognition, the carrying amount of the transferred financial asset is allocated between the part that continues to be recognized and the part that is derecognized, based on the respective fair values of those parts. The difference between (1) the carrying amount allocated to the part derecognized; and (2) the sum of the consideration received for the part derecognized and any cumulative gain or loss allocated to the part derecognized which has been previously recognized in other comprehensive income, is recognized in profit or loss.

If a transfer of a financial asset are not satisfies the DE recognition criteria, such financial asset continuing involved in the transferred financial asset and recognizes consideration as an financial liability.

#### 9.4. Derecognition of financial liabilities

The Company derecognizes a financial liability (or part of it) only when the underlying present obligation (or part of it) is discharged. An agreement between the Company (an existing borrower) and an existing lender to replace the original financial liability with a new financial liability with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. When the Company derecognizes a financial liability or a part of it, it recognizes the difference between the carrying amount of the financial liability (or part of the financial liability) derecognized and the consideration paid (including any non-cash assets transferred or new financial liabilities assumed) in profit or loss.

If the Company buy back part of financial liability, the carrying amounts of financial liability should be allocated between the derecognized parts and continuing recognized parts in proportion to ratio of its fair value. The difference between the carrying amount of part of the financial liability derecognized and the consideration paid (including any non-cash assets transferred or new financial liabilities assumed) is recognized in profit or loss.

#### 9.5. Basis for fair values of the financial assets and financial liabilities

The fair value of financial assets and financial liabilities traded on active markets are determined with reference to quoted market bid prices; The fair value of other financial assets and financial liabilities (excluding derivative instruments) are determined in accordance with generally accepted pricing models based on

discounted cash flow analysis or using prices from observable current market transactions; The fair value of initial acquired or derivative instruments are determined with reference to quoted market prices.

#### 9.6. Impairment of financial assets(except for receivables)

The Company assesses at each balance sheet date the carrying amounts of financial assets other than those at fair value through profit or loss. If there is objective evidence that a financial asset is impaired, the Company determines the amount of any impairment loss.

Objective evidence that a financial asset is impaired includes the following observable events:

- (1) Significant financial difficulty of the issuer or obligor;
- (2) A breach of contract by the borrower, such as a default or delinquency in interest or principal payments;
- (3) The Company, for economic or legal reasons relating to the borrower's financial difficulty, granting a concession to the borrower;
- (4) It becoming probable that the borrower will enter bankruptcy or other financial reorganizations;
- (5) The disappearance of an active market for that financial asset because of financial difficulties of the issuer;

Upon an overall assessment of a group of financial assets, observable data indicates that there is a measurable decrease in the estimated future cash flows from the group of financial assets since the initial recognition of those assets, although the decrease cannot yet be identified with the individual financial assets in the group. Such observable data includes: -Adverse changes in the payment status of borrower in the group of assets; Economic conditions in the country or region of the borrower which may lead to a failure to pay the group of assets;

- (6) Significant adverse changes in the technological, market, economic or legal environment in which the issuer operates, indicating that the cost of the investment in the equity instrument may not be recovered by the investor;
- (7) A significant or prolonged decline in the fair value of an investment in an equity instrument below its cost;

The method for impairment loss of financial assets are set out below:

- (1) Impairment of available-for-sale financial assets:

The Company assesses the available-for-sale equity instruments individually for impairment at balance sheet date. If the fair value of the equity instruments are reduced to 50%(or over 50%) of the cost or less than its cost and lasts more than one year, the impairment is recognized. If the the fair value of the equity instruments at the balance sheet date are less than 20% but more than 50% of the cost, the Company determines the impairment loss taking into account other related factors such as price fluctuation.

When an available-for-sale financial asset is impaired, the cumulative loss arising from decline in fair value previously recognized directly in capital reserve is reclassified from the capital reserve to profit or loss. The amount of the cumulative loss that is reclassified from capital reserve to profit or loss is the difference between the acquisition cost (net of any principal repayment and amortization) and the current fair value, less any impairment loss on that financial asset previously recognized in profit or loss.

If, subsequent to the recognition of an impairment loss on available-for-sale financial assets, there is objective evidence of a recovery in value of the financial assets which can be related objectively to an event occurring after the impairment is recognized, the previously recognized impairment loss is reversed. The amount of reversal of impairment loss on available-for-sale equity instruments is recognized as other comprehensive income, while the amount of reversal of impairment loss on available-for-sale debt instruments is recognized in profit or loss.

But for the impairment loss incurred on an investment in unquoted equity instrument (without a quoted price in an active market) whose fair value cannot be reliably measured, or on a derivative financial asset that is linked to and must be settled by delivery of such an unquoted equity instrument, the impairment loss on such financial asset is not reversed once it is recognized.

- (2) Impairment of held-to-maturity investments:

If there is objective evidence that a held-to-maturity investments is impaired, the difference between carrying amounts and present value of estimated future cash flows is recognized as an impairment loss in profit or loss. If there is objective evidence of a recovery in value of a held-to-maturity investments which can be related objectively to an event occurring after the impairment is recognized, the previously recognized impairment loss is reversed. However, the reversal is made to the extent that the carrying amount of the held-to-maturity investments at the date the impairment is reversed does not exceed what the amortized cost would have been had the impairment not been recognized.

#### **9.7. Offsetting financial assets and financial liabilities**

Where the Company has a legal right that is currently enforceable to set off the recognized financial assets and financial liabilities, and intends either to settle on a net basis, or to realize the financial asset and settle the financial liability simultaneously, a financial asset and a financial liability shall be offset and the net amount is presented in the balance sheet. Except for the above circumstances, financial assets and financial liabilities shall be presented separately in the balance sheet and shall not be offset.

### **10. Receivables**

#### **(1) Receivables with major single amount and provision for bad debts withdrawn**

1. The confirmation standard of receivables with major single amount and provision for bad debts: the specific standard of major single amount: the ending balance is up to more than RMB 1,000,000 (including RMB 1,000,000).

2. The withdrawing method of provision for bad debts for receivables with major single amount: separately conduct the impairment test, and include the provision for bad debts into the current profit and loss according to the balance between the present value and book value of the expected future cash flow. The receivables without impairment in separate test shall be included into the corresponding combination of provision for bad debts.

## **(2) Receivables with provision for bad debts withdrawn as per combination**

### **(1) Determination basis of the credit risk feature combination**

In principle, there is no provision for bad debts for receivables of the related parties between enterprises within the consolidation scope of the Pearl River holdings, and if the concrete evidence shows that receivables can not be withdrawn or receivables are less likely to be withdrawn, then the provision for bad debts shall be withdrawn as per uncollectible amount.

For receivables without major ending amount and consolidated financial statement of Pearl River holdings, similar to receivables without impairment after separate test, the provision for bad debts shall be withdrawn by aging analysis method.

(2) The withdrawing method confirmed according to credit risk feature combination: the provision for bad debts is withdrawn by aging analysis method.

Ages	Percentage of Accounts Receivable (%)	Percentage of Others Receivable (%)
Within 1 year (including 1 year, same as following)	2	2
1 year to 2 years	5	5
2 years to 3 years	10	10
3 years to 4 years	20	20
4 years to 5 years	30	30
Over 5 years	50	50

## **(3) Receivables with not major single amount but provision for bad debts withdrawn**

The reason for withdrawing provision for bad debts: the objective evidence shows that the company can not withdraw money according to the original terms of receivables.

The withdrawing method of provision for bad debts: withdrawing according to the balance between the present value and book value of the expected future cash flow of receivables.

## **11. Inventories**

(1) Inventories include: development cost (constructing development product), development product, finished goods, low-value consumable supplies and etc.

The real estate development products include real estate under construction development product, completiondevelopment product and the land to be developed, etc.. The actual cost of real estate development products includes landtransfer fee, auxiliary facilitiesexpenditure, building installation engineeringexpenditure, loan expense incurred by project development before completion and other related expenses in development.

The development cost refers to the real estate that has not been built for the purpose of sales; the land to be developed refers to the purchased land that is developed into the completiondevelopment product; thedevelopment product refers to the real estate that has been built for sale. When the integrated development is carried out, the land to be developed is transferred into the development cost; when the phased developments is carried out, the part land developed by stage is transferred into the development cost, and the undeveloped land still remains in the land to be developed.

(2) Inventory valuation method: Real estate development product inventory when individual recognition method is used to determine its actual cost, other inventory issued by weighted average method.

(3)The determination of net realisable value basis and inventory write-down provision method: The ending inventory shall be measured according to the lower of cost and net realizable value. The inventory falling price reserves shall be withdrawn according to the balance between the inventory cost and net realizable value. The net realizable value shall be confirmed according to the estimated sale priceminus the estimated cost, selling expenses and related taxes after completion.

In case that the influence factors of the previous write-downinventory value have disappeared, the write-down amount is recovered

and returned back within the originally withdrawn inventory falling price reserves, and the returned amount is included into the current profit and loss.

(4) Stock inventory system: Uses the perpetual inventory system.

(5) The amortization method of low-value consumables and packaging: the low-value consumables adopt one-time reselling method.

(6) The accounting method of land development: for the integrated development project, in case that the expense bearing object can be distinguished, generally, the commercial housing cost is calculated according to the actual area.

(7) The accounting method of public supporting facilities expense

The public supporting facilities that can not be transferred with compensation: included into the commercial housing cost according to the benefit ratio;

The public supporting facilities that can be transferred with compensation: taking the supporting facilities as the cost accounting object, to collect the cost.

(8) The accounting method of maintenance funds

According to the local relevant regulations, when the development product is sold (presold), the development cost charged from the purchaser or withdrawn and included by the company is paid to the maintenance fund management department.

(9) The accounting method of quality deposit

The quality deposit is reserved from the project funds of construction unit according to the construction contract. The maintenance cost incurred during the warranty period of development product writes off the quality deposit; after the warranty period expires, the quality deposit balance will be returned to the construction unit.

## 12. Long-term equity investment

### 12.1. Determination of investment cost

(1) For a long-term equity investment acquired through a business combination, please refer to Notes "IV-4" in detail.

(2) Long-term equity investment acquired through other ways

The initial cost of a long-term equity investment obtained by making payment in cash shall be the purchase cost which is actually paid. The initial cost consists of the expenses directly relevant to the obtainment of the long term equity investment, taxes and other necessary expenses.

The initial cost of a long-term equity investment obtained on the basis of issuing equity securities shall be the fair value of the equity securities issued. Transaction cost of issuing or obtaining equity directly attributed to equity transaction can subtract from equity.

If the transaction is commercial in nature and fair values of both the assets received and surrendered can be reliably measured, the fair value of the assets surrendered shall be the basis for the determination of the cost of the assets received, unless there is any exact evidence showing that the fair value of the assets received is more reliable. Where any non-monetary assets transaction does not meet the conditions as prescribed in above, the carrying value and relevant payable taxes of the assets surrendered shall be the initial cost of a long-term investment obtained.

The initial cost of a long-term equity investment obtained by debt restructuring shall be ascertained on the basis of fair value.

### 12.2. Subsequent measurement and recognition of profit or loss

(1) A long-term equity investment accounted for using the cost method

For long-term equity investments over which the Company can exercise control, the Company accounts for such long-term equity investments using the cost method. Under the cost method, a long-term equity investment is measured at initial investment cost. Except for cash dividends or profits already declared but not yet paid that are included in the price or consideration actually paid upon acquisition of the long-term equity investment, investment income is recognized in the period in accordance with the attributable share of cash dividends or profit distributions declared by the investee.

(2) A long-term equity investment accounted for using the equity method

The Company accounts for investment in associates and joint ventures using the equity method. An associate is an entity over which

the Group has significant influence and a joint venture is an entity over which the Group exercises joint control along with other investors.

Under the equity method, where the initial investment cost of a long-term equity investment exceeds the Group's share of the fair value of the investee's identifiable net assets at the time of acquisition, no adjustment is made to the initial investment cost. Where the initial investment cost is less than the Company's share of the fair value of the investee's identifiable net assets at the time of acquisition, the difference is recognized in profit or loss for the period, and the cost of the long-term equity investment is adjusted accordingly.

For long-term equity investments accounted for using the equity method, the Company recognises the investment income and other comprehensive income according to its share of net profit or loss and other comprehensive income of the investee, and the cost of the long-term equity investment is adjusted accordingly. The Company discontinues recognising its share of net losses of an investee after the carrying amount of the long-term equity investment together with any long-term interests that, in substance, form part of the investor's net investment in the investee are reduced to zero. However, if the Company has obligations for additional losses and the criteria with respect to recognition of provisions under the accounting standards on contingencies are satisfied, the Company continues recognising the investment losses and the provisions. For changes in owners' equity of the investee other than those arising from its net profit or loss, other comprehensive income, and profit distribution, the Company adjusts the book value of the investment and records capital surplus accordingly. The carrying amount of the investment is reduced by the Company's share of the profit distribution or cash dividends declared by an investee. The unrealised profits or losses arising from the intra-company transactions amongst the Company and its investees are eliminated in proportion to the Company's equity interest in the investees, and then based on which the investment gains or losses are recognised. For the loss on the intra-company transaction amongst the Company and its investees attributable to asset impairment, any unrealised loss is not eliminated.

### 12.3. The transfer of accounting methods

#### (1) Fair value measurement to equity method accounting

As for the equity investment held by the company without control, joint control or significance on the invested unit and conducting accounting treatment according to financial instrument confirmation and measurement regulations, if it may exert significance or joint control (without control) on the invested unit due to increased investment, the fair value of original equity investment (established in accordance with Accounting Standards for Business Enterprises No. 22 – Confirmation and Measurement of Financial Instruments) and added investment cost will be regarded as initial investment cost accounted based on equity method.

If the original equity investment is classified as available-for-sale financial assets, the balance between fair value and book value as well as the accumulative fair value changes included into other comprehensive incomes will be transferred to current profits and losses measured based on equity method.

The balance between the initial investment cost accounted with equity method and the fair value of recognizable net assets on additional investment date (invested unit) determined and calculated based on the new shareholding ratio after additional investment will be used to adjust the book value of long-term equity investment and included into current non-operating income.

#### (2) Fair value measurement or equity method accounting is converted to cost method accounting

As for the equity investment held by the company without control, joint control or significant influence on the invested unit and conducting accounting treatment according to financial instrument confirmation and measurement regulations, or as for the long-term equity investment of associated enterprise and joint venture held by the company, if it can control the invested unit not under the same control due to increased investment, the book value of original equity investment plus additional investment will be regarded as initial investment cost accounted with cost method while preparing individual financial statement.

The equity investment held before purchase date is included into other comprehensive incomes upon accounting with equity method will be disposed with the same method as disposing the relevant assets or liabilities.

If the equity investment held before purchase date is disposed according to Accounting Standards for Business Enterprises No. 22 – Confirmation and Measurement of Financial Instruments, the changes in accumulative fair value included into other comprehensive incomes will be transferred into current profits and losses upon measurement with cost method.

#### (3) Equity method accounting is converted to fair value measurement

If the company loses joint control or significant influence on the invested unit due to disposing part of equity investment, the remaining equity will be measured according to Accounting Standards for Business Enterprises No. 22--Recognition and Measurement of Financial Instruments. The balance between fair value and book value will be included into current profits and losses on the date losing joint control or significant influence.

The original equity investment is included into other comprehensive incomes upon ending up terminating accounting with equity method will be disposed with the same method as disposing the relevant assets or liabilities.

#### (4) Cost method is converted to equity method.

If the company loses control to the invested unit due to disposing equity part of investment, and the remaining equity may exert joint control or significant influence on the invested unit while preparing individual financial statement, it will be measured and adjusted with equity method.

(5) Cost method is converted to fair value measurement

If the company loses control to the invested unit due to disposing part of equity investment, and the remaining equity may not exert joint control or significance on the invested unit while preparing individual financial statement, the accounting treatment will be conducted in accordance with Accounting Standards for Business Enterprises No. 22 – Confirmation and Measurement of Financial Instruments. The balance between fair value and book value will be included into current profits and losses on the date losing control.

**12.4. Disposal of long-term equity investments**

On disposal of a long term equity investment, the difference between the proceeds actually received and receivable and the carrying amount is recognized in profit or loss for the period. For a long-term equity investment accounted for using the equity method, the amount included in the shareholders' equity attributable to the percentage interest disposed is transferred to profit or loss for the period.

When the clause, condition and the economic impact of making equity investment in subsidiaries is subject to one or more of the following conditions, conduct accounting treatment by taking the multiple transactions as a package deal:

- (1) These transactions are considered to be made at the same time or in the case of considering mutual influence;
- (2) These transactions only as a whole can achieve a complete business result;
- (3) The occurrence of a transaction depends on the occurrence of at least other one transaction;
- (4) One transaction alone is not economic, but when being considered together with other transactions, it is economic.

When the company loses its control rights over the original subsidiary because of the disposal of part equity investment or other reasons other than package deal, a distinction shall be made between individual financial statement and the consolidated financial statement to conduct the accounting treatment:

(1) As for the disposed equity in individual financial statement, the balance between book value and actual value will be included into current profits and losses. In case of disposed residual equity with joint control and significant impact on the invested unit, calculate with equity method, and adjust the residual equity with equity method since the time of obtaining; In case of the disposed residual equity being not able to jointly control or have a significant influence on the invested unit, conduct accounting treatment according to relevant regulations in Accounting Standard for Business Enterprises No. 22 — Recognition and Measurement of Financial Instruments, and account the balance between the fair value on the date losing control and book value into current profits and losses.

(2) In consolidated financial statement, for the balance between each transaction, disposal price and disposed long-term equity investment before losing control rights to subsidiary and the corresponding net asset share calculated since the date of purchasing or merging the subsidiary, adjust capital reserve (capital stock premium), and adjust retained earnings for those capital reserves insufficient for offset; In case of losing control rights to subsidiary, re-calculate residual equity according to fair value on the date of losing control rights. The difference of sum of the acquired consideration from equity disposal and fair value of residual equities deducting the shares of net assets continuously calculated from the purchase date of original subsidiary enjoyed upon calculation as per original shareholding proportion shall be included into the current investment incomes of losing the control rights with goodwill offset. For other comprehensive income associated with the equity investment of the original subsidiary, it should be converted into investment income when losing the control rights.

If the transaction disposing subsidiary equity investment until losing control rights belongs to package deal, the transaction will conduct accounting treatment as a transaction disposing subsidiary equity investment and losing control rights. Accounting treatment will be conducted separately on individual financial statement and consolidated financial statement;

- (1) In individual financial statement, the balance of long-term equity investment book value when disposing price and stock will be confirmed as other comprehensive income before loss of control rights, and when the control rights lose, the other comprehensive income concurrently transferred to current profits and losses.
- (2) In consolidated financial statement, the balance of net asset shares of subsidiaries when disposing price and investment will be confirmed as other comprehensive income before loss of control rights, and when the control rights lose, the other comprehensive income concurrently transferred to current profits and losses.

**12.5. Judgment standard of joint control and significant influence**

If the company controls certain arrangement together with other participants as agreed and makes decision on activities with significant influence, the decision may exist upon consent of participants sharing control rights. It will be deemed as the company controlling the arrangement with other participants. The arrangement refers to joint-operation arrangement.

If joint- operation arrangement is reached by independent entity and the company is entitled to the net assets of the independent entity as agreed, the independent entity will be regarded as joint venture and be accounted with equity method. If the company is not entitled to the net assets of the independent entity, the independent entity will be regarded as joint operation. The company confirms the items related to joint operation share and conduct accounting treatment in accordance with Accounting Standards for Business Enterprises.

The term "significant influence" means investors having the power to participate in the decision of financial and operating policies to invested unit, but not to control or jointly control the formulation of these policies together with other parties. The company judges to have significant influence on the invested unit by means of one or several circumstances as follows and upon considering all facts and conditions. (1) Representatives have been appointed in the board of directors or equivalent authorities of the investees; (2) Participate in making financial and operation policy of the invested unit; (3) Conduct important deals with the invested unit; (4) Send administrative staff to the invested units; (5) Provide key technical data for the invested units.

### 13. Investment property

The term "investment property" refers to the real estates held for generating rent and/or capital appreciation, including: the right to use any land which has already been rented; the right to use any land which is held and prepared for transfer after appreciation; and the right to use any building which has already been rented. The initial measurement of the investment property shall be made at its cost. An enterprise shall make a follow-up measurement to the investment real estate through the cost pattern. For buildings which have already been rented, the Company calculates depreciation as the same method of fixed assets. For the right to use any land, it is amortized with straight-line method according to the serviceable life. At the balance sheet date, where any evidence shows that there is possible assets impairment, the impairment provision is made.

Listed as follows:

Category	Estimated useful lives (Year)	Rate of expected net salvage value	rate of depreciation (amortization)
Building	25	5.00%	3.80%

In case that the purpose of investment property is changed as self-use, the investment property shall be converted into fixed assets or intangible assets since the date of changing. In case that the purpose of the self-use real estates is changed as earning rent or capital gain, fixed assets or intangible assets shall be converted into investment property since the date of changing. In case of conversion, the book value before conversion should be recognized as the entry value after conversion.

If an investment property is disposed, or if it withdraws permanently from use and it is predicted that no economic benefit will be obtained from the disposal, this investment real estate should be derecognized. The amount as the book value and relevant taxes are deducted from the disposal income obtained from the sale investment real estate, transfer, discard or damage of the investment property shall be included in the current profit and loss.

### 14. Fixed assets

#### (1) Recognition of fixed assets

Fixed assets are tangible assets that are held for use in production or supply of goods or services, for rental to others, or for administrative purpose, and have useful lives more than one accounting year.

The expected discard expenses should be taken into consideration in the ascertainment of the cost of a fixed asset. (1) the economic benefits associated with the fixed assets are likely to flow into the enterprise; (2) the cost of the fixed asset can be measured reliably.

#### (2) Initial measurement of fixed assets

The fixed assets of the company shall be measured initially in accordance with its cost. Where the costs of outsourcing fixed assets include the purchasing price, import tariff and other relevant taxes as well as other expenditures incurred before letting fixed asset reach the expected serviceable conditions which can directly belong to this asset. The cost of self-built fixed assets is constituted by the necessary expenditures spent before that property reaches the predetermined serviceable status. As for fixed assets invested by investors, the entry value thereof equals to the value agreed in investment contracts or agreements. But, should the agreed value in contracts or agreements is not fair, fair value should be used as the entry value. If the fixed asset is purchased at a price beyond normal credit conditions and delay in payment, and substantially has financing nature, the cost of the fixed asset shall be confirmed based on the current value of the acquisition price. The balances between the cost actually paid and the present value of the purchase price will be included in current profit and loss during the credit period except the part that should be capitalized.

### (3) The category and depreciation method of fixed assets

#### (1) Depreciation of fixed assets

The depreciation of fixed assets is calculated and withdrawn within in the predicted service life according to its entry value less the predicted net residual value. For fixed assets withdrawing impairment reserve, depreciation amount is determined according to book value deducted impairment reserves and durable years in future.

The company shall determine the fixed asset service life and anticipated net residual value according to the nature and use condition of the fixed assets. At the end of the year, the company shall recheck the service life, anticipated net residual value and depreciation method of the fixed assets. In case of difference from the original estimation, the corresponding adjustment shall be made.

Depreciable life and yearly depreciation rate of various fixed assets, are listed as follow:

Category	Estimated useful lives (years)	Expected residual value (%)	Annual depreciation rate (%)
Buildings and structures	25	5	3.80
Vehicles	5	5	19.00
General equipments	10	5	9.50
Other equipments	5	5	19.00

#### (2) Fixed assets subsequent expenses

In case that the subsequent expenditure related to fixed assets conforms to recognition conditions of fixed assets, they shall be accounted into fixed assets cost; If the fixed assets do not conform to the confirmation criteria, it shall be reckoned into the current profits and losses.

#### (3) Disposal of fixed assets

When the fixed assets are disposed or cannot be expected to produce economic interests through use or disposal, the asset shall be derecognized. The amount as the book value and relevant taxes are deducted from the disposal income obtained from the sale of fixed assets, transfer, discard or damage of the investment property shall be included in the current profit and loss.

### 15. Construction in progress

Construction in progress (“CIP”) includes all costs incurred during the preparation period before commencement of construction and until the asset is ready for its intended use. These costs include direct materials, direct labour, equipment for installation, construction and installation charges, management fees, gain or loss on trial run production and borrowing costs which are qualified for capitalization.

CIP is transferred to fixed assets when the asset is ready for its intended use.

At the balance sheet date, where any evidence shows that there is possible CIP impairment, the impairment provision is made according to Notes II.17.

### 16. Borrowing Costs

Borrowing costs are interest and other related costs incurred by the Company in connection with the borrowing of funds, and include interest, amortization of discounts or premiums related to borrowings, ancillary costs incurred in connection with the arrangement of borrowings, and exchange differences arising from foreign currency borrowings. Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset shall be capitalized as part of the cost of that asset. The amounts of other borrowing costs incurred shall be recognized as an expense in the period in which they are incurred.

Qualifying assets are assets (fixed assets, investment property, inventories, etc.) that necessarily take a substantial period of time for acquisition, construction or production to get ready for their intended use or sale. The capitalization of borrowing costs can commence only when all of the following conditions are satisfied: (1) expenditures for the asset are being incurred; (2) borrowing costs are being incurred; (3) activities relating to the acquisition, construction or production of the asset that are necessary to prepare the asset for its intended use or sale have commenced.

When the qualified asset under acquisition and construction or production is ready for the intended use or sale, the capitalization of

the borrowing costs shall be ceased; then the borrowing costs incurred shall be recorded into the profits and losses of the current period. Borrowing costs due to loans from real estate development are recorded into development cost before the completion of the project and recorded into current profit and loss after the completion of the project. Borrowing costs are recorded into development cost and amortized quarterly.

Where the acquisition and construction or production of a qualified asset is interrupted abnormally and the interruption period lasts for more than 3 months, the capitalization of the borrowing costs shall be suspended. The borrowing costs incurred during such period shall be recognized as expenses, and shall be recorded into the profits and losses of the current period.

During the capitalization period, the amount of interest to be capitalized for each accounting period shall be determined as follows:

(1) for a specific-purpose borrowing, the amount of interest to be capitalized shall be the actual interest expense incurred for the period less temporary deposit's interest or investment income;

(2) Where funds are borrowed under general-purpose borrowings, the Company shall determine the amount of interest to be capitalized by applying a capitalization rate to the weighted average of the excess amounts of cumulative expenditures on the asset over and above the amounts of specific-purpose borrowings. The capitalization rate shall be the weighted average of the interest rates applicable to the general-purpose borrowings.

## **17. Intangible assets**

The term "intangible assets" refers to the identifiable non-monetary assets possessed or controlled by enterprises which have no physical shape. If it is unable to forecast the period when the intangible asset can bring economic benefits to the enterprise, it shall be regarded as an intangible asset with uncertain service life. The intangible assets shall be initially measured according to its cost. If it is unable to determine the expected realization pattern reliably, intangible assets shall be amortized by the straight-line method. An enterprise shall, at least at the end of each year, check the service life and the amortization method of intangible assets with limited service life, and adjust them when necessary. Intangible assets with uncertain service life may not be amortized. An enterprise shall check the service life of intangible assets with uncertain service life during each accounting period. Where any evidence shows that there is possible assets impairment, the impairment provision is made.

## **18. Long-term prepaid expenses**

Long-term prepaid expenses mainly include spending paid with the benefit period of more than one year (excluding the year period) such as car parking fees, housing renovation fees, etc. Long-term prepaid expenses shall be amortized the costs over the duration of the project beneficiary.

## **19. Contingencies liabilities**

The obligation pertinent to a Contingencies shall be recognized as accrued liabilities when the following conditions are satisfied simultaneously: (1) That obligation is a current obligation of the enterprise; (2) It is likely to cause any economic benefit to flow out of the enterprise as a result of performance of the obligation; (3) The amount of the obligation can be measured in a reliable way. The estimated debts shall be initially measured in accordance with the best estimate of the necessary expenses for the performance of the current obligation.

## **20. Revenue recognition**

### Revenue from sale of goods

Revenue from sale of goods is recognised when (1) the Group has transferred to the buyer the significant risks and rewards of ownership of the goods; (2) the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold; (3) the amount of revenue can be measured reliably; (4) it is probable that the associated economic benefits will flow to the Group; and (5) the associated costs incurred or to be incurred can be measured reliably.

Where the receivable is delayed beyond the normal credit conditions, which is of financing intention, the revenue shall be determined on the basis of the fair value of the contract or agreement price.

Real estate sales revenue: the Company can recognize real estate sales revenue after the completion and acceptance of the property, signing sale contract, acquiring payment proof from buyer and delivery. When the buyer receives written delivery notice and has no warrant to refuse to accept it, the sales revenue is realized after delivery limit closed of delivery notice. For the development project consigned by other, as well as in accordance with "Accounting Standards for Business Enterprises -Construction Contract", the revenue shall be recognized in light of the percentage-of- completion method. The percentage-of- completion is determined by the proportion of finished workload.

### Revenue from rendering of services

When the outcome of a transaction involving the rendering of services can be estimated reliably, revenue associated with the transaction shall be recognized by reference the stage of completion of the transaction at the reporting date. The stage of completion of the transaction is recognized according to the proportion of the cost having taken place occupied the estimated total cost.

The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

the amount of revenue can be measured reliably;

it is probable that the associated economic benefits will flow to the enterprise;

the stage of completion of the transaction can be measured reliably;

the costs incurred and to be incurred for the transaction can be measured reliably

When the outcome of a transaction involving the rendering of services cannot be estimated reliably at the balance sheet date: when the costs incurred are expected to be recoverable, revenue shall be recognized to the extent of costs incurred and an equivalent amount shall be charged to profit or loss as service costs; when the costs incurred are not expected to be recoverable, the costs incurred shall be recognized in profit or loss for the current period and no service revenue shall be recognized.

The revenue of property management service is recognized when following conditions are satisfied: the property management service has been offered; the associated economic benefits will flow to the enterprise; the associated costs can be measured reliably.

#### Transfer of asset with buy-back condition

The company determined whether sale of goods or transfer of assets with buy-back condition in contract is satisfy criterias of revenue recognition or not according to clauses of agreement. If it is a financing transaction, revenue are not be recorded. The amount of buy-back price after sales price is recognized in financial cost during the term of buy-back.

#### Government grants

Government grants shall be recognized at fair value on the conditions that the Company can receive the grant and comply with the conditions attaching to the grant. For a government grant related to income, if the grant is a compensation for related expenses or losses to be incurred by the Company in subsequent period, the grant shall be recognized as deferred income, and recognized in profit or loss over the periods in which the related costs are recognized. A government grant related to an asset shall be recognized as deferred income, and evenly amortized to profit or loss over the useful life of the related asset.

#### Recognition of deferred income tax assets and liabilities

(1) The Company shall recognize the deferred income tax assets arising from a deductible temporary difference to the extent of the amount of the taxable income which it is most likely to obtain and which can be deducted from the deductible temporary difference. However, the deferred income tax assets, which are arising from the initial recognition of assets or liabilities during a transaction which is simultaneously featured by the following, shall not be recognized:

(i) This transaction is not business combination; and

(ii) At the time of transaction, the accounting profits will not be affected, nor will the taxable amount (or the deductible loss) be affected.

(2) Where the deductible temporary difference related to the investments of the subsidiary companies, associated enterprises and joint enterprises can meet the following requirements simultaneously, the enterprise shall recognize the corresponding deferred income tax assets:

(i) The temporary differences are likely to be reversed in the expected future; and

(ii) It is likely to acquire any amount of taxable income tax that may be used for making up the deductible temporary differences.

(iii) As for any deductible loss or tax deduction that can be carried forward to the next year, the corresponding deferred income tax assets shall be determined to the extent that the amount of future taxable income to be offset by the deductible loss or tax deduction to be likely obtained.

#### (3) Recognition of deferred income tax liabilities

Except for the deferred income tax liabilities arising from the following transactions, an enterprise shall recognize the deferred income tax liabilities arising from all taxable temporary differences:

- (i) The initial recognition of business reputation;
- (ii) The initial recognition of assets or liabilities arising from the following transactions which are simultaneously featured by the following:
  - (a) The transaction is not business combination;
  - (b) At the time of transaction, the accounting profits will not be affected, nor will the taxable amount (or the deductible loss) be affected.
- (4) The income taxes of the current period and deferred income tax of an enterprise shall be treated as income tax expenses or incomes, and shall be recorded into the current profits and losses, excluding the income taxes incurred under the following circumstances:
  - (i) The business combination; and
  - (ii) The transactions or events directly recognized as the owner's rights and interests.

(5) Impairment on the deferred income tax assets

On the balance sheet date, the carry amounts of the deferred income tax assets shall be reviewed.

#### Maintenance fund

The Company's property management company receives and manages public maintenance fund consigned by owners, and charges to "agency fund". The fund is used in the maintenance and update of the common apparatus and common position of the house and communal facilities of property management region.

#### Quality assurance reserve funds

Construction party should remain quality assurance reserve funds according to the amount in the construction contract, and list in "accounts payable". The funds should be paid according to the actual conditions and contract after guarantee period.

#### Changes of accounting policies and accounting estimates and error correction

##### 1. Changes of accounting policies

No alteration of accounting policies occurred in the report period.

##### 2. Changes in accounting estimations

No alteration of accounting estimations occurred in the report period.

##### 3. Corrections of previous period critical errors

No corrections of previous period critical errors occurred in the report period.

#### V.Taxation

The main taxes include: business tax, city construction and maintenance tax, education fee, income tax and etc. The tax rates are as following:

Category	Rate	Taxable base
Value-added tax	3%、5%、6%、11%、13%、17%	Sales of goods, taxable services income and taxable services revenue (business reform pilot areas applicable taxable services income)
Business tax	5%	Real estate sales revenue, rental, property management income
Business tax	3%	Cultural and sports income

Category	Rate	Taxable base
Value-added tax	3%、5%、6%、11%、13%、17%	Sales of goods, taxable services income and taxable services revenue (business reform pilot areas applicable taxable services income)
Business tax	20%	Entertainment industry income
City construction and maintenance tax	5%、7%	Payable turnover tax
Education fee	3%	Payable turnover tax
Local education fee is attached	1.5%、2%	Payable turnover tax
Income tax	10%、25%	Taxable income
property tax	1.2%、8%、12%	According to 70% of the original value of the property (or rental income) for the tax base
Land value - added tax	1.5%	According to the amount of income

Different taxable income tax rate Description:

The three-tier subsidiary Shanghai Pearl Property Management Co., Ltd. and Wuhan Zhujiang Meilin Hotel Management Co., Ltd. belong to the small profit-making enterprise, the applicable enterprise income tax rate is 10%, the Company and other subsidiaries applicable corporate income tax rate of 25%.

## VI. Notes to significant items of the consolidated financial statements

(All amounts are stated in RMB Yuan unless otherwise stated)

### Note 1 Currency Funds

Items	Closing Balance	Opening Balance
Cash in treasury	1,305,777.52	620,470.49
Bank deposit	240,190,186.44	205,111,692.83
Other monetary funds	5,008,387.43	29,968.22
Total	246,504,351.39	205,762,131.54

The restricted monetary fund details are as follows:

Project	Closing Balance	Opening Balance
CDS used for hypothecation deposit and notice deposit	5,000,000.00	
Total	5,000,000.00	

Note: as of December 31, 2016, this company limited monetary fund is a subsidiary of Hubei of pledge of property to Shanghai pudong development bank loan margin.

### Note 2 Accounts receivable

#### 1) Disclosure of category details of accounts receivable:

Categories	Closing Balance					Book Value	
	Book Balance		Provision for Bad Account		Rate Chargeable (%)		
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)			
Accounts receivable with significant single amount and individual provision for bad debts	8,856,207.60	31.23	8,856,207.60	100.00			
Accounts receivable with combinational withdrawal of the bad debt provision by credit risks characteristics	17,480,913.67	61.64	1,396,774.35	7.99		16,084,139.32	
Accounts receivable with non-significant single amount and individual provision for bad debts	2,022,991.02	7.13	2,022,991.02	100.00			

Categories	Closing Balance				
	Book Balance		Provision for Bad Account		Book Value
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)	
<b>Total</b>	28,360,112.29	100.00	12,275,972.97	—	16,084,139.32

Continued:

Categories	Opening Balance				
	Book Balance		Provision for Bad Account		Book Value
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)	
Accounts receivable with significant single amount and individual provision for bad debts	7,761,707.60	27.46	7,761,707.60	100.00	—
Accounts receivable with combinational withdrawal of the bad debt provision by credit risks characteristics	18,244,347.09	64.54	1,353,019.47	7.42	16,891,327.62
Accounts receivable with non-significant single amount and individual provision for bad debts	2,261,420.02	8.00	1,990,766.02	88.03	270,654.00
<b>Total</b>	<b>28,267,474.71</b>	<b>100.00</b>	<b>11,105,493.09</b>	<b>—</b>	<b>17,161,981.62</b>

Description of categories of accounts receivable:

(1) Accounts receivable with significant single amount and individual provision for bad debts at the end of period:

Name	Closing Balance			
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Hainan racing entertainment Co., LTD	2,406,158.00	2,406,158.00	100.00	Irrecoverable
Hainan Baoping company	2,218,494.43	2,218,494.43	100.00	Irrecoverable
Hainan Zhongyuan tenement agency company	2,090,069.77	2,090,069.77	100.00	Irrecoverable
Singapore China holding Co., LTD	1,094,500.00	1,094,500.00	100.00	Irrecoverable
Hainan dragon film studio	1,046,985.40	1,046,985.40	100.00	Irrecoverable
<b>Total</b>	<b>8,856,207.60</b>	<b>8,856,207.60</b>	<b>—</b>	

(2) Accounts receivable in the combination which adopts aging analysis method to determine provision for bad debt:

Aging	Closing Balance		
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)
Within 1 year	7,946,820.54	158,936.42	2.00
1—2 years	5,856,250.85	292,812.55	5.00
2—3 years	824,727.71	82,472.78	10.00
3—4 years	1,271,562.90	254,312.58	20.00
4—5 years	912,679.10	273,803.73	30.00
Over 5 years	668,872.57	334,436.29	50.00
<b>Total</b>	<b>17,480,913.67</b>	<b>1,396,774.35</b>	<b>—</b>

Continued:

Aging	Opening Balance		
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)
Within 1 year	12,701,815.74	254,036.31	2.00
1—2 years	1,307,984.56	65,399.23	5.00
2—3 years	1,515,278.05	151,527.81	10.00
3—4 years	1,187,553.93	237,510.79	20.00
4—5 years	606,560.39	181,968.12	30.00
Over 5 years	925,154.42	462,577.21	50.00
Total	18,244,347.09	1,353,019.47	—

(3) Accounts receivable with non-significant single amount and individual provision for bad debts at the end of period:

Name	Closing Balance			
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Haikou Peijie clothing company	497,520.00	497,520.00	100.00	Irrecoverable
Hainan International silver city Real estate company	451,712.00	451,712.00	100.00	Irrecoverable
Haikou Jingye trading development company	250,000.00	250,000.00	100.00	Irrecoverable
Hainan Jinhe Real estate company	119,446.00	119,446.00	100.00	Irrecoverable
Hainan Qiongshan Tianxin Pawn Investment company	112,116.50	112,116.50	100.00	Irrecoverable
Amount below RMB100000 (18households)	592,196.52	592,196.52	100.00	Irrecoverable
Total	2,022,991.02	2,022,991.02	—	

**2) Situation of the current bad debt provision withdrawn, recovered or reversed:**

The amount of current bad debt provision withdrawn was RMB1,170,479.88yuan.

**3) There is no money owed by the shareholders who hold more than 5% (5% is included) of voting shares of the Company in the closing accounts receivable.**

**4) Top 5 units of accounts receivable of the closing balance gathered on the basis of parties which owe the money:**

Name	Closing Balance	Ratio in Closing Amount of Accounts Receivable (%)	Bad Account Withdrawn	Provisions
Hunan Railway Lianchuang Technology Development Co., Ltd.	3,646,668.90	12.86		72,933.38
Sino (Zhengzhou) Real Estate Co., Ltd.	3,525,276.00	12.43		155,866.08
Hainan racing entertainment Co., LTD	2,406,158.00	8.48		2,406,158.00
Hainan Baoping company	2,218,494.43	7.82		2,218,494.43
Hainan Zhongyuan tenement agency company	2,090,069.77	7.37		2,090,069.77
Total	13,886,667.10	48.96		6,943,521.66

**Note 3 Advance payment**

**1) Advance payment is listed as per the aging.**

Aging	Closing Balance		
	Accounts Paid in Advance	Ratio (%)	Provision for Bad Account

Aging	Closing Balance		
	Accounts Paid in Advance	Ratio (%)	Provision for Bad Account
Within 1 year	3,196,725.55	4.28	
1—2 years	8,121,038.47	10.88	
2—3 years	570,000.00	0.76	
Over 3 years	62,761,186.00	84.08	7,050,161.00
Total	74,648,950.02	100.00	7,050,161.00

Continued:

Aging	Opening Balance		
	Accounts Paid in Advance	Ratio (%)	Provision for Bad Account
Within 1 year	50,234,581.47	43.57	
1—2 years	881,530.07	0.77	
2—3 years	6,437,794.95	5.58	5,800,000.00
Over 3 years	57,733,198.41	50.08	1,250,161.00
Total	115,287,104.90	100.00	7,050,161.00

**2) Description on the reasons why the advance payment whose aging is more than one year and amount is significant fails to be timely settled accounts**

Name	Closing Balance	Aging	Reasons why to fail to be settled timely
Haikou Hongzhou Real Estate Development Unrelated Client	50,000,000.00	over 3years	Not check and accept the house
Heilongjiang province mudanjiang forest engineering company	8,068,538.47	1-2years	Advance payment for the construction cost
Dahailin Forestry Bureau	4,596,469.00	over 3 years	Advance payment for the construction cost
Hebei in implementing investment co., LTD	4,000,000.00	over 3 years	Project shutdown
Hebei mountain building materials co., LTD	2,800,000.00	over 3 years	Project shutdown
Total	69,465,007.47		

**3) Top 5 units of advance payments of the closing balance gathered on the basis of parties for which the Company prepaid:**

Name	Closing Balance	Ratio in the total advance payment (%)	Advance Payment Time	Reasons why to be outstanding
Haikou Hongzhou Coastal Construction Co., Ltd.	50,000,000.00	66.98	over 5 years	The house under the advance payment is not checked and accepted temporarily
Heilongjiang Mudanjiang Forestry Engineering Company	8,489,855.99	11.37	Within 1 yea、1-2years	The payment is finished in advance
Dahailin Forestry Bureau	4,596,469.00	6.16	4-5years	Advance payment for the construction cost
Hebei in implementing investment co., LTD	4,000,000.00	5.36	3-5years	Project shutdown
Hebei mountain building materials co., LTD	2,800,000.00	3.75	3-4years	Project shutdown
Total	69,886,324.99	93.62		

**4) Other descriptions on advance payment**

According to the Arrangement agreed upon “Supplementary Agreement of Execution of Longzhu Phase-III Project” made by

between the Company and Haikou Real Estate Development Co., Ltd. (hereinafter referred to as "Hongzhou Real Estate"), the Company prepaid with RMB50 million yuan for purchasing Longzhu Phase-III Project---Office Building covering 15000 square meters with the qualified acceptance. On August 22, 2013, the Company and Hongzhou Real Estate, Haikou HongZhou Coastal Construction Co., Ltd. (hereinafter referred to as "HongZhou Construction"), Haikou HongZhou Real Estate Group Co.,Ltd. (hereinafter referred to as "HongZhou Group") signed "Supplementary Agreement on the Implementation of Original Six Agreements in Haikou Hongzhou Center Project ". The rights, obligations and legal responsibilities owned by HongZhou Real Estate in the original contract are inherited by HongZhou Construction. The original guarantee contract signed by between the Company and HongZhou Group shall continue to keep effective. HongZhou Group handed over the land and housing ownership certificate of basement of Times Mansion of Sanya HongZhou Aiderui Hotel located in Yuya Road, Hedong District, Sanya City to the Company for being held in trust. As at December 31, 2016, the second planning of this project had been approved, the construction plan is in preparation at present, it is estimated to start the construction at the end of 2016.

**5) There is no money owed by the shareholders who hold more than 5% (5% is included) of voting shares of the Company in the closing accounts paid in advance.**

#### Note 4 Interest receivable

Item	Closing Balance	Opening Balance
Enterprise loan interest	2,710,880.79	
Total	2,710,880.79	

#### Note 5 Dividends receivable

Investee	Closing Balance	Opening Balance
Hainan PEARL RIVER Tube-pile Co., Ltd.	260,015.00	260,015.00
Total	260,015.00	260,015.00

#### Note 6 Other receivables

##### 1) Disclosure of category details of other receivables

Categories	Closing Balance					Book Value	
	Book Balance		Provision for Bad Account		Amounts		
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)			
Other receivables with significant single amount and individual provision for bad debts	53,159,496.14	10.51	53,159,496.14	100.00			
Other receivables with combinational withdrawal of the bad debt provision by credit risks characteristics	448,284,617.33	88.62	97,418,770.28	21.73		350,865,847.05	
Other receivables with non-significant single amount and individual provision for bad debts	4,391,560.82	0.87	4,387,360.82	99.90		4,200.00	
Total	505,835,674.29	100.00	154,965,627.24	---		350,870,047.05	

Continued:

Categories	Opening Balance					Book Value	
	Book Balance		Provision for Bad Account		Amounts		
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)			

Categories	Opening Balance					Book Value	
	Book Balance		Provision for Bad Account				
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)			
Other receivables with significant single amount and individual provision for bad debts	25,978,479.90	7.40	25,978,479.90	100.00			
Other receivables with combinational withdrawal of the bad debt provision by credit risks characteristics	317,243,239.62	90.34	64,708,352.54	20.40	252,534,887.08		
Other receivables with non-significant single amount and individual provision for bad debts	7,922,155.40	2.26	4,420,651.45	55.80	3,501,503.95		
Total	351,143,874.92	100.00	95,107,483.89	—	256,036,391.03		

Description of categories of other receivables:

(1) Other receivables with significant single amount and individual provision for bad debts at the end of period:

Name	Closing Balance			
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Singapore China holding co., LTD	16,981,016.24	16,981,016.24	100.00	Irrecoverable
Shenzhen Yinxian Computers Co., Ltd.	6,482,625.00	6,482,625.00	100.00	Irrecoverable
Hainan macun port harbor company	6,000,000.00	6,000,000.00	100.00	Irrecoverable
Beijing kun of consulting services co., LTD	3,200,000.00	3,200,000.00	100.00	Irrecoverable
Dingjia International Co., Ltd.	2,725,702.71	2,725,702.71	100.00	Irrecoverable
Hainan Enxin Industry Co., Ltd.	2,314,592.00	2,314,592.00	100.00	Irrecoverable
Hainan Zhongda Real Estate Company	2,210,779.10	2,210,779.10	100.00	Irrecoverable
Dabao Cement Factory	1,901,383.56	1,901,383.56	100.00	Irrecoverable
Jinguang Real Estate Company	1,752,100.00	1,752,100.00	100.00	Irrecoverable
Shenzhen Zhuce Real Estate Company	1,550,278.23	1,550,278.23	100.00	Irrecoverable
Shenzhen State-Investment Securities Co., Ltd.	1,409,934.28	1,409,934.28	100.00	Irrecoverable
Haikou Industrial Development Import and Export Co., Ltd.	1,392,430.00	1,392,430.00	100.00	Irrecoverable
Xinhua Liming Aviation Decoration Company	1,208,804.70	1,208,804.70	100.00	Irrecoverable
Hainan Shenhai Real Estate Co., Ltd.	1,029,850.32	1,029,850.32	100.00	Irrecoverable
Hainan Yangtze River Travel	1,000,000.00	1,000,000.00	100.00	Irrecoverable
Sanya Land and Housing Administration	1,000,000.00	1,000,000.00	100.00	Irrecoverable
Beijing jardine spring catering co., LTD	1,000,000.00	1,000,000.00	100.00	Irrecoverable
Total	53,159,496.14	53,159,496.14	—	

(2) Other receivables in the combination which adopts aging analysis method to determine provision for bad debt:

Aging	Closing Balance
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	Other Receivables	Provision for Bad Account	Rate Chargeable (%)
Within 1 year	190,264,261.72	3,805,285.26	2.00
1—2 years	22,129,825.90	1,106,491.30	5.00
2—3 years	497,956.54	49,795.66	10.00
3—4 years	31,339,904.84	6,267,980.97	20.00
4—5 years	79,185,585.34	23,755,675.60	30.00
Over 5 years	124,867,082.99	62,433,541.49	50.00
Total	448,284,617.33	97,418,770.28	—

Continued:

Aging	Opening Balance		
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)
Within 1 year	50,759,123.93	1,015,182.50	2.00
1—2 years	10,927,487.54	546,374.38	5.00
2—3 years	38,628,684.84	3,862,868.48	10.00
3—4 years	80,510,988.51	16,102,197.70	20.00
4—5 years	125,133,739.57	37,540,121.87	30.00
Over 5 years	11,283,215.23	5,641,607.61	50.00
Total	317,243,239.62	64,708,352.54	—

(3) Other receivables with non-significant single amount and individual provision for bad debts at the end of period

Name	Closing Balance			
	Other Receivables	Provision for Bad Account	Rate Chargeable(%)	Reasons of Withdrawal
Sell Dabao cement on a commission basis	560,610.00	560,610.00	100.00	Irrecoverable
Hainan Development Bank	440,000.00	440,000.00	100.00	Irrecoverable
Hainan Sanli Industry and Trade Company	283,478.62	283,478.62	100.00	Irrecoverable
Chamber of Commerce of Hainan Province	270,000.00	270,000.00	100.00	Irrecoverable
Telephone rate of customers of PEARL RIVER Square	268,542.54	268,542.54	100.00	Irrecoverable
China Construction Sixth Engineering Division Group, Ltd	260,335.00	260,335.00	100.00	Irrecoverable
Huazhou Jianan Company	200,000.00	200,000.00	100.00	Irrecoverable
PEARL RIVER Advertisement Company	184,911.62	184,911.62	100.00	Irrecoverable
Initial installation charge of telephone	156,271.60	156,271.60	100.00	Irrecoverable
Amount below RMB150000 (49units)	1,767,411.44	1,763,211.44	99.76	Withdrawal of non-recoverable amount according to the estimate
Total	4,391,560.82	4,387,360.82	—	

## 2) Situation of the current bad debt provision withdrawn, recovered or reversed:

The amount of current bad debt provision withdrawn was RMB59,858,143.35 yuan.

## 3) There is no money owed by the shareholders who hold more than 5% (5% is included) of voting shares of the Company in the closing other receivables.

**4) Top 5 units of other receivables of the closing balance gathered on the basis of parties which owe the money:**

Name	Nature of Money	Closing Balance	Aging	Ratio in Closing Amount of Other Receivables (%)	Closing Balance of Bad Debt Provisions
Beijing Kangtai Xingye Investment Co.,Ltd	Payment for the project and intercourse funds	102,500,000.00	4-5years, over 5 years	20.26	42,470,000.00
Public Investment Co., Ltd	Payment for the project	100,400,000.00	4-5years, over 5 years	19.85	42,800,000.00
Beijing science and technology development co., LTD	Intercourse funds	112,720,000.00	Within 5 years	22.28	2,254,400.00
Lion king international investment co., LTD	Payment for the project	50,000,000.00	1-2years、3-4years	9.88	7,000,000.00
Singapore Great Land Holdings Co.,Ltd	Intercourse funds	16,981,016.24	1-5years 、 over 5year	3.36	16,981,016.24
Total		382,601,016.24		75.63	111,505,416.24

In 2016, the company and Beijing Runshun Science and Technology Development Co., Ltd. (hereinafter referred to as "Runshun Science and Technology") signed the grain trade purchase agreement and paid the prepayment of RMB 112,720, 000 and later the eighth board of directors of the company held the 8th meeting in order to solve the competition between controlling shareholders and company and cancel the grain trade business. Agreed by both sides, the item above-mentioned will be returned on the beforeof September 30, 2017.

In 2011, "Agreement on Special Railway Sidings for Mulin Town as well as Coal Wholesale Market Construction Cooperation Project" and supplementary agreement of project were signed by between the Company and Zhonghe Investment Co., Ltd. (hereinafter referred to as "Zhonghe Investment"), which stipulate the joint investment of both parties in the special railway sidings for Mulin town as well as coal wholesale market construction project. Under the agreement, the staged financing is required from both parties, of which covers the upper limit investment amount for the PEARL RIVER Holding is RMB140 million. The Beijing Branch of Investment & Consultation Firm which belongs to the Company will supervise the use of license and official seal of Zhonghe Investment. Both parties signed the supplementary agreement of investment in 2012, which stipulates an additional increase of RMB37 million yuan contributed by the Company. As the project is not approved and initiated and production line is not carried out really, the Company recovered the investment of RMB40 million yuan in 2013 and RMB36.6 million in 2014. Zhonghe Investment mortgaged the project land and real estate to the Company in 2014, but no registration of mortgage was carried out. On December 31, 2016, the two sides signed agreement, the termination of the project cooperation and recovery of the investment fund. As of this report, is according to the agreement to recover the first instalment of 10 million yuan.

The main intercourse funds between the Company and Beijing Kangtai Xingye Investment Co., Ltd. (hereinafter referred to as "Kangtai Xingye") consist of the money for cooperation of project. In 2011, the Company has signed a Cooperation Agreement together with Beijing Kangtai Xingye Investment Co., Ltd. and the natural person, GU Lijun. Under this agreement, a project company will be co-founded by the capital contribution of RMB70 million from the natural person and the capped capital contribution of RMB64 million from the Company, with responsibility for the development and sales of the iron and ore resources at Dujiawan Magnetite Iron Ore and Zhaojiayuan Iron Ore located at Shiyan City, Hubei Province. Kangtai Xingye used its own 70% of equities holding in Yuxi Shengying Mining, Zhongjia Sun Energy Technology (Group) Co., Ltd. used its own 10% of equities holding in Yuxi Shengying Mining and Natural Person, GU Lijun used his own 70% of equities holding in Yuxi Shengying Mining as the pledged collateral to the Company, but no registration of pledge was carried out. In 2012, according to the progress of investment in the project, three parties signed a Supplementary Agreement which stipulated an additional increase of investment of RMB36 million from the Company, those investments would be used for the upgrading of production lines in above-mentioned two mining areas and building more production lines.

In September 2016, the Company has signed a Cooperation Agreement together with Singapore Great Land Holdings Ltd. (hereinafter referred to as "Singapore Great Land"), According to this Agreement, the Company planned to develop the Land No. 20 owned by Sanya PEARL RIVER Tube-pipe Co., Ltd. and located in Lizhigou Industrial Park, Hairun Road, Sanya City. The Company has paid with RMB50 million for planning to become the assignee of 80% equities in the project company owned by Singapore Great Land. Agreement on December 31, 2017 Du Guwan iron ore or zhao courtyard iron ore mining administrative licensing (mining) under the condition of continue to perform the original agreement, otherwise the company out of the original project cooperation agreement, and to the public before June 30, And on June 30 2018 bear the payment obligation of investment fund and fund cost to the company. By the financial report, KTS industrial company is entrusted agencies actively deal with mining license. Note 7 inventories

**1) Classification of inventories**

Items	Closing Balance	Opening Balance
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	Book Balance	Provision for Fall in Price	Book Value	Book Balance	Provision for Fall in Price	Book Value
Raw materials	2,780,859.54		2,780,859.54	3,842,806.40		3,842,806.40
Low-value consumption goods:	355,982.90		355,982.90	468,875.07		468,875.07
Finished goods	347,003.84		347,003.84	481,325.15		481,325.15
Constructing development product	42,701,132.90	17,439,325.19	25,261,807.71	505,152,399.54	17,439,325.19	487,713,074.35
Development products	290,815,415.14	21,726,889.27	269,088,525.87	60,332,670.16	21,726,889.27	38,605,780.89
Consumptive biological assets	33,627.19		33,627.19	33,627.19		33,627.19
Total	337,034,021.51	39,166,214.46	297,867,807.05	570,311,703.51	39,166,214.46	531,145,489.05

The closing book value of inventories used for the guarantee was RMB29,805,826.29 yuan, the details are set forth in Note 45

## 2) Provision for fall in price of inventories

Categories	Opening Balance	Current Increase		Current Decrease			Closing Balance
		Amount Withdrawn	Other	Amount Reversed	Amount Written Off	Other	
Products Developed	21,726,889.27						21,726,889.27
Constructing development product	17,439,325.19						17,439,325.19
Total	39,166,214.46						39,166,214.46

## 3) Description on capitalization of borrowing cost included in the closing balance of inventories

Name of Inventory	Opening Balance	Current Increase	Current Decrease		Closing Balance	Capitalization rate of capitalized amount confirmed in this period (%)
			Decrease of Sales	Other Decrease		
Meilin Qingcheng (Phase III)	67,446,185.56	9,918,010.97	62,151,819.82		15,212,376.71	8.52
Total	67,446,185.56	9,918,010.97	62,151,819.82		15,212,376.71	8.52

## 4) Development Cost

Name of Project	Starting Time	Estimated Completion Time	Total Investment Estimated	Closing Balance	Opening Balance
Wuhan Meilin Qingcheng	April 2013	June 2016	640,000,000.00	25,261,807.71	487,713,074.35
Hebei New Residential Project				17,439,325.19	17,439,325.19
Total			640,000,000.00	42,701,132.90	505,152,399.54

Phase III of Meilin Qingcheng of Hubei Real Estate owned by the subsidiary covers 18138 square meters of land area and 73363 square meters of construction area. On December 5, 2016 in hubei province real estate company merrill lynch qingcheng mountain phase three project has obtained a certificate of completion inspection and acceptance for the record and start making a room formalities on December 7th.

New Residential Project of Hebei Real Estate owned by the subsidiary is located in Luoling Community, Luquan City, Shijiazhuang City, covers 1000 acres of land area and about 1600000 square meters of construction area, it is planned to cover 400000 square meters of construction area in Phase I with a building period of 3-5 years, no any progress was carried out because the relocation plan is not completed.

## 5) Products Developed

Name of Project	Completion Time	Opening Balance	Current Increase	Current Decrease	Closing Balance
Wuhan Meilin Qingcheng, Phase I	August 2006	497,649.84			497,649.84

Name of Project	Completion Time	Opening Balance	Current Increase	Current Decrease	Closing Balance
Wuhan Meilin Qingcheng, Phase II	September 2009	7,117,653.91			7,117,653.91
Haikou Dijing Building, 6 floors	In 1995	5,315,696.54			5,315,696.54
Haikou Longzhu Building, 21 floors	In 2004	1,598,659.60			1,598,659.60
Garage of Haikou PEARL RIVER Square		6,919,373.98			6,919,373.98
Garage of Haikou Longzhu Building	In 2004	2,664,000.00			2,664,000.00
Rear Cubicle of		954,436.94			954,436.94
Underground Garage of Shanghai Rose Garden		35,265,199.35			35,265,199.35
Wuhan Meilin Qingcheng, Phase III	December 2016		663,740,097.52	433,257,352.54	230,482,744.98
Total		60,332,670.16	663,740,097.52	433,257,352.54	290,815,415.14

#### 6) Consumptive Biological Assets

Item	Closing Balance	Opening Balance
Meat Animals	33,627.19	33,627.19
Total	33,627.19	33,627.19

#### Note 8 Other current assets

Category and content	Closing Balance	Opening Balance
Prepaid Taxes	8,714,139.07	
Total	8,714,139.07	

Note: other current assets prepay taxes for subsidiary of HuBei house opens to booking the relevant taxes involved in the pearl river real estate company.

#### Note 9 Available-for-sale financial assets

##### 1) Information of available-for-sale financial assets

Item	Closing Balance			Opening Balance		
	Book Balance	Impairment Provision	Book Value	Book Balance	Impairment Provision	Book Value
Available-for-sale equity instruments:						
Measured at fair value						
Measured at the cost	49,263,555.29	18,438,560.39	30,824,994.90	35,263,555.29	23,852,245.39	11,411,309.90
Total	49,263,555.29	18,438,560.39	30,824,994.90	35,263,555.29	23,852,245.39	11,411,309.90

##### 2) Available-for-sale financial assets measured at the fair value at the end of report period

There is no available-for-sale financial assets measured at the fair value at the end of report period.

##### 3) Equity instruments measured at the cost at the end of report period

Investee	Ratio of shares held in the investee (%)	Book Balance			
		Opening Balance	Current Increase	Current Decrease	Closing Balance

Investee	Ratio of shares held in the investee	Book Balance			
		426,315.00			426,315.00
Hainan pearl river pipe pile co., LTD	1.33	426,315.00			426,315.00
Hainan province chamber of commerce	6.67	500,000.00			500,000.00
China to promote science and technology investment co., LTD	10.00	10,000,000.00			10,000,000.00
Hainan China pearl river basic engineering co., LTD	1.07	160,000.00			160,000.00
Guangzhou pearl river investment management co., LTD	9.48	18,177,240.29			18,177,240.29
Hainan macun port harbor company	15.00	6,000,000.00		6,000,000.00	
HuaQing emerging construction engineering management (Beijing) co., LTD	20.00				
Chongqing long jinbao network technology co., LTD	13.559		20,000,000.00		20,000,000.00
Shenzhen fortis loan financial services co., LTD	20.00				
Total		35,263,555.29	20,000,000.00	6,000,000.00	49,263,555.29

Continued:

Investee	Impairment Provision				Current Cash Bonus
	Opening Balance	Current Increase	Current Decrease	Closing Balance	
Hainan pearl river pipe pile co., LTD		426,315.00		426,315.00	
Hainan province chamber of commerce	500,000.00			500,000.00	
China to promote science and technology investment co., LTD	10,000,000.00			10,000,000.00	
Hainan China pearl river basic engineering co., LTD		160,000.00		160,000.00	
Guangzhou pearl river investment management co., LTD	7,352,245.39			7,352,245.39	
Hainan macun port harbor company	6,000,000.00		6,000,000.00		
HuaQing emerging construction engineering management (Beijing) co., LTD					
Chongqing long jinbao network technology co., LTD					
Shenzhen fortis loan financial services co., LTD					
Total	23,852,245.39	586,315.00	6,000,000.00	18,438,560.39	

Note: the company to HuaQing emerging construction engineering management (Beijing) co., LTD. 20% stake, and the shenzhen co., LTD. 20% stake in fortis credit financial services are subscribed stage, not actual investment.

#### Note 10 Long-term Equity Investment

Investee	Opening Balance	Current Increase or Decrease			
		Additional Contribution	Contribution Reduced	Investment Results Recognized by Equity Method	Adjustment of Other Comprehensive Income
1. Associated Enterprises					
Sanya Wanjia Industry Co., Ltd.	33,811,762.82			-1,417,962.27	

Investee	Opening Balance	Current Increase or Decrease			
		Additional Contribution	Contribution Reduced	Investment Results Recognized by Equity Method	Adjustment of Other Comprehensive Income
Beijing Viewpoint Discovery Media Co., Ltd.	1,472,998.82			-154.39	
Sub-total	35,284,761.64			-1,418,116.66	
Total	35,284,761.64			-1,418,116.66	

Continued:

Investee	Current Increase or Decrease				Closing Balance	Closing Balance of Impairment Reserve
	Change of Other Equities	Declared to grant cash dividends or profits	Impairment Provision Withdrawn	Other		
1. Associated Enterprises						
Sanya Wanjia Industry Co., Ltd.					32,393,800.55	
Beijing Viewpoint Discovery Media Co., Ltd.					1,472,844.43	
Sub-total					33,866,644.98	
Total					33,866,644.98	

The Company's long-term equity investment does not the situation that the capacity of remitting funds to the other companies is restricted.

#### Note 11 Investment-based real estate

##### 1) Information of investment-based real estate

Item	Houses and buildings	Land Use Right	Construction in Progress	Total
1. Book Value				
1.1 Opening Balance	32,389,865.79			32,389,865.79
1.2 Current Increase				
1.3 Current Decrease	858,834.08			858,834.08
(1) Disposal	858,834.08			858,834.08
1.4 Closing Balance	31,531,031.71			31,531,031.71
2. Accumulative Depreciation (Amortization)				
2.1 Opening Balance	8,417,866.08			8,417,866.08
2.2 Current Increase	1,091,632.30			1,091,632.30
(1) Amount Withdrawn or Amortized	1,091,632.30			1,091,632.30
2.3 Current Decrease	304,446.88			304,446.88
(1) Disposal	304,446.88			304,446.88

Item	Houses and buildings	Land Use Right	Construction in Progress	Total
2.4 Closing Balance	9,205,051.50			9,205,051.50
3. Impairment Provision				
3.1 Opening Balance	3,081,199.41			3,081,199.41
3.2 Current Increase				
3.3 Current Decrease				
(1) Disposal				
3.4 Closing Balance	3,081,199.41			3,081,199.41
4. Book Value				
4.1 Closing Book Value	19,244,780.80			19,244,780.80
4.2 Opening Book Value	20,890,800.30			20,890,800.30

## 2) Description on investment-based real estate

The closing book value of assets mortgaged was RMB15,319,431.78yuan, the details are set forth in Note 45.

## Note 12 Original value and depreciation of fixed assets

### 1) Information of fixed assets

Item	Houses and buildings	Common Equipments	Transportation	Other Equipments	Total
1. Totality of Original Book Value					
1.1 Opening Balance	484,171,297.64	67,638,005.65	36,370,053.11	54,509,261.26	642,688,617.66
1.2 Current Increase		8,030.00	808,484.56	2,314,054.89	3,130,569.45
(1) Purchase		8,030.00	808,484.56	2,314,054.89	3,130,569.45
(2) Transferred in from Construction in Progress					
(3) Other Transfer-in					
1.3 Current Decrease	232,065,777.88	46,145,164.15	7,109,394.23	28,249,325.93	313,569,662.19
(1) Disposal or Scrap	13,361,409.41	16,811,621.43	6,335,192.23	5,893,307.86	42,401,530.93
(2) Other Transfer-out	218,704,368.47	29,333,542.72	774,202.00	22,356,018.07	271,168,131.26
1.4 Closing Balance	252,105,519.76	21,500,871.50	30,069,143.44	28,573,990.22	332,249,524.92
2. Accumulative Depreciation					
2.1 Opening Balance	108,533,367.07	42,330,717.73	27,975,750.89	47,022,708.00	225,862,543.69
2.2 Current Increase	18,062,595.77	4,870,156.73	2,937,201.59	2,916,346.53	28,786,300.62
(1) Amount Withdrawn	18,062,595.77	4,870,156.73	2,937,201.59	2,916,346.53	28,786,300.62
2.3 Current Decrease	80,490,824.75	38,842,547.77	5,934,705.67	25,040,468.41	150,308,546.60
(1) Disposal or Scrap	6,044,879.06	15,706,809.81	5,359,664.05	5,540,477.95	32,651,830.87
(2) Other Transfer-out	74,445,945.69	23,135,737.96	575,041.62	19,499,990.46	117,656,715.73
2.4 Closing Balance	46,105,138.09	8,358,326.69	24,978,246.81	24,898,586.12	104,340,297.71
3. Impairment Reserve					
3.1 Opening Balance	7,499,295.92				7,499,295.92
3.2 Current Increase					

Item	Houses and buildings	Common Equipments	Transportation	Other Equipments	Total
3.3 Current Decrease					
3.4 Closing Balance	7,499,295.92				7,499,295.92
4. Totality of Book Value					
4.1 Closing Book Value	198,501,085.75	13,142,544.81	5,090,896.63	3,675,404.10	220,409,931.29
4.2 Opening Book Value	368,138,634.65	25,307,287.92	8,394,302.22	7,486,553.26	409,326,778.05

## 2) Other descriptions on fixed assets

(1) The closing book value of assets used for the guarantee was RMB 105,179,978.79 yuan, the details are set forth in Note 45.  
 (2) The closing original value of fixed assets that continued to work after being depreciated fully was RMB50,155,923.49 yuan.

## Note 13 Construction in progress

### 1) Information of construction in progress

Item	Closing Balance			Opening Balance		
	Book Balance	Impairment Reserve	Book Value	Book Balance	Impairment Reserve	Book Value
Snow Town Train 550	5,648,964.09	3,000,000.00	2,648,964.09	5,648,964.09	2,400,000.00	3,248,964.09
Snow Town Train 400	4,180,000.00	2,000,000.00	2,180,000.00	4,180,000.00	1,600,000.00	2,580,000.00
Early Stage of Snow Town	360,000.00	360,000.00		360,000.00		360,000.00
Snow Town Integrated Service Center	73,340,730.93		73,340,730.93	73,214,690.93		73,214,690.93
Total	83,529,695.02	5,360,000.00	78,169,695.02	83,403,655.02	4,000,000.00	79,403,655.02

### 2) Current change of important constructions in progress

Item	Opening Balance	Current Increase	Current amount transferred into fixed assets	Other Decrease	Closing Balance
Snow Town Integrated Service Center	73,214,690.93	126,040.00			73,340,730.93
Total	73,214,690.93	126,040.00			73,340,730.93

Continued:

Item	Budget (10 thousand yuan)	Ratio of investment in the construction in the budget (%)	Progress of Construction (%)	Accumulative Interest Capitalized	Including: Current Interest Capitalized	Current Capitalization Rate of Interest (%)	Sources of Funds
Snow Town Integrated Service Center	10,605.84	69.15		13,567,288.74			Bank loan
Total	10,605.84	69.15	—	13,567,288.74			Bank loan

### 3) Information of withdrawal of impairment provision of construction in progress in this report period

Item	Current Amount Withdrawn	Reasons of Withdrawal
Snow Town Train 550	600,000.00	The progress of project starting fails to reach the expectation, which causes the reduction of use value of assets
Snow Town Train 400	400,000.00	
Early Stage of Snow Town (L.chinensis mountain)	360,000.00	The design is terminated
Total	1,360,000.00	

**Note 14 Materials for the construction**

Item	Closing Balance	Opening Balance
Devices with Special Uses		393,706.60
Total		393,706.60

**Note 15 Intangible Assets****1) Information of intangible assets**

Item	Software	Land Use Right	Trademark Right	Other	Total
1. Totality of Original Book Value					
1.1 Opening Balance	2,048,798.28	36,008,635.65	93,900.00	2,087,132.00	40,238,465.93
1.2 Current Increase	46,090.86				46,090.86
(1) Purchase	46,090.86				46,090.86
1.3 Current Decrease	6,403.42	1,839,022.44		695,732.00	2,541,157.86
1.4 Other Decrease	611,849.61	30,342,484.00		480,000.00	31,434,333.61
1.5 Closing Balance	1,476,636.11	3,827,129.21	93,900.00	911,400.00	6,309,065.32
2. Accumulative Depreciation					
2.1 Opening Balance	1,497,757.23	7,854,990.76	14,867.50	440,296.70	9,807,912.19
2.2 Current Increase	162,404.94	913,042.47	9,390.00	23,976.94	1,108,814.35
(1) Amount Withdrawn	162,404.94	913,042.47	9,390.00	23,976.94	1,108,814.35
2.3 Current Decrease		472,664.43		317,369.32	790,033.75
2.4 Other Decrease	468,293.25	7,805,960.00		146,904.32	8,421,157.57
2.5 Closing Balance	1,191,868.92	489,408.80	24,257.50		1,705,535.22
3. Impairment Reserve					
3.1 Opening Balance				911,400.00	911,400.00
3.2 Current Increase					
3.3 Current Decrease					
3.4 Other Decrease					
3.5 Closing Balance				911,400.00	911,400.00
4. Totality of Book Value					
4.1 Closing Book Value	284,767.19	3,337,720.41	69,642.50		3,692,130.10
4.2 Opening Book Value	551,041.05	28,153,644.89	79,032.50	735,435.30	29,519,153.74

**2) Description of intangible assets**

The closing book value of land use rights used for the guarantee or mortgage was RMB 1,682,989.91 yuan, the details are set forth in Note 45.

**Note 16 Long-term deferred expenses**

Item	Opening Balance	Current Increase	Current Amortization	Other Decrease	Closing Balance
Decoration and Reform	4,818,919.52	30,800.00	993,308.30	3,122,926.19	733,485.03
Lease of Snow Park	1,200,000.00		900,000.00		300,000.00

Item	Opening Balance	Current Increase	Current Amortization	Other Decrease	Closing Balance
Snow publicity expenses	66,733.49		61,599.96		5,133.53
Snow fish pond royalties	544,885.02		278,826.00		266,059.02
Snow ski resort fee	808,505.23		379,219.92		429,285.31
L.chinensis mountain facilities fee	350,000.00		120,000.00		230,000.00
Erlong studio amusement facilities fee	240,000.00		120,000.00		120,000.00
Total	8,029,043.26	30,800.00	2,852,954.18	3,122,926.19	2,083,962.89

#### Note 17 Deferred tax assets/deferred tax liabilities

##### 1) Deferred tax assets not offset

Item	Closing Balance		Opening Balance	
	Taxable Temporary Differences	Deferred Tax assets	Taxable Temporary Differences	Deferred Tax assets
Real estate enterprises in accordance with the pre - sale income is expected to pay gross income tax	19,941,945.99	4,985,486.50		
Total	19,941,945.99	4,985,486.50		

##### 2) Deferred tax liabilities not offset

Item	Closing Balance		Opening Balance	
	Taxable Temporary Differences	Deferred Tax Liabilities	Taxable Temporary Differences	Deferred Tax Liabilities
Changes in fair value of available - for - sale financial assets				
The difference between the fair value of the acquiree's identifiable net assets and its carrying amount of the net assets recognized by the business combination	2,391,587.72	597,896.93	2,516,911.15	629,227.79
Total	2,391,587.72	597,896.93	2,516,911.15	629,227.79

##### 3) Deferred income tax assets or liabilities as set out in the net amount after offsetting.

Item	The final amount set-off deferred income tax assets and liabilities	Offset the ending balance of deferred income tax assets or liabilities	Deferred tax assets and liabilities at the beginning of the amount of set-off	Offset the balance at the beginning of deferred income tax assets and liabilities
Deferred Tax Assets		4,985,486.50		
Deferred Tax Liabilities		597,896.93		629,227.79

##### 4) Unconfirmed deferred income tax assets detail the deductible temporary differences

Item	Closing Balance	Opening Balance
Asset impairment loss	248,748,431.39	191,773,493.16
Deductible losses	212,595,502.92	240,435,653.16
Total	461,343,934.31	432,209,146.32

The deferred income tax assets related to deductible temporary differences and deductible losses are not recognized as a result of the availability of sufficient taxable income in the future.

##### 5) The deductible loss of unrecognized deferred income tax assets will expire in the following years

Item	Closing Balance	Opening Balance	Remark
2016		10,718,790.30	

Item	Closing Balance	Opening Balance	Remark
2017	42,354,802.90	42,360,745.56	
2018	52,373,550.83	55,726,415.40	
2019	45,704,368.46	58,985,428.21	
2020	45,826,297.05	72,644,273.69	
2021	26,336,483.68		
Total	212,595,502.92	240,435,653.16	

#### Note 18 Other Non-current Assets

Category and Item	Closing Balance		Opening Balance
villa		1,581,840.00	1,581,840.00
Total		1,581,840.00	1,581,840.00

Note: On September 20, 2014, an Agreement on Debt Offset was signed by between Mudanjiang Mingzhen Real Estate Development Co., Ltd. (hereinafter referred to as “Mingzhen Company”), Mudanjiang Jingbo Lake Scenery Environmental Production Property Management Co., Ltd. (hereinafter referred to as “Environmental Protection Property Company”) and our subsidiary Mudanjiang Wanja Star Hotel Co., Ltd.. Because the above-mentioned three parties have the debt relation with each other, three parties reach an Agreement as follows: Mingzhen Company used its Shangjing Chuanshuo D12# brick-concrete villa (located in Jingbo Lake Town) with a value of RMB1,581,840.00 (131.82 square meters x RMB12 thousand) offsetting the compensation for the lease of RMB1,019,340.00 that Environmental Protection Property Company owed the Company, of which covered a difference of RMB562,500.00 that had been recognized in the income for the year 2014, but no procedure of ownership transfer was carried out as December 31, 2016.

#### Note 19 Provision of asset impairment

Item	Opening Balance	Current Increase		Current Decrease		Closing Balance
		Current Withdrawal	Current Transfer-in	Current Reverse	Current Transfer-out	
Bad debt provision	113,263,137.98	61,181,294.17			152,670.94	174,291,761.21
Provision for decline in value of inventories	39,166,214.46					39,166,214.46
Provision for impairment of available-for-sale financial assets	23,852,245.39	586,315.00			6,000,000.00	18,438,560.39
Provision for impairment of investment-based real estate	3,081,199.41					3,081,199.41
Provision for impairment of fixed assets	7,499,295.92					7,499,295.92
Provision for impairment of construction in progress	4,000,000.00	1,360,000.00				5,360,000.00
Provision for impairment of intangible assets	911,400.00					911,400.00
Total	191,773,493.16	63,127,609.17			6,152,670.94	248,748,431.39

#### Note 20 Accounts Payable

Item	Closing Balance	Opening Balance
Accounts Payable for the Construction	64,695,314.44	8,603,542.20
Accounts Payable for the Materials	6,403,644.98	6,290,670.38
Investment not paying	5,000,000.00	5,000,000.00
The deposit	1,528,008.58	1,178,601.33
Supplier payments		2,582,997.37
Other	37.61	657,672.12

Item	Closing Balance	Opening Balance
Total	77,627,005.61	24,313,483.40

**Significant accounts payable with aging of more than one year**

Name	Closing Balance	Reasons of Outstanding Accounts
Lin Deying, guan-wen Chen	5,000,000.00	Snow deiss hotel buy the balance payment
Hainan pearl river industrial engineering construction supervision company	3,572,235.33	Each other dept.
Mudanjiang Long Yang boiler installation co., LTD	1,425,651.00	Money is tight
Total	9,997,886.33	

**Note 21 Accounts Received in Advance****1) Information of accounts received in advance**

Item	Closing Balance	Opening Balance
Lease of Garage	26,697,103.84	13,271,791.17
Tourist Team		2,611,333.20
Heating	1,673,048.13	1,615,580.49
Cooperative Operation	2,487,649.01	3,151,256.99
Pre-deposit for Consumption	1,317,010.23	223,528.25
Property Management	16,857,732.88	9,972,544.08
Supporting of Heating Facilities	174,789.00	3,154,530.45
Houses in Pre-sell	316,499,198.66	393,459,984.00
Other	40,336.41	594,121.56
Total	365,746,868.16	428,054,670.19

**2) Significant accounts received in advance with aging of more than one year**

Name	Closing Balance	Reasons of Outstanding Accounts
The taxi such	12,486,966.00	Accounts received in advance with pending to be transferred in ( Hubei PEARL RIVER received the rent in advance )
Total	12,486,966.00	

**Note 22 Remunerations payable for employees****1) List of remunerations payable for employees**

Item	Opening Balance	Current Increase	Current Decrease	Other reductions	Closing Balance
Short-term Wage	13,280,321.02	195,225,468.42	194,937,800.51	1,330,208.51	12,237,780.42
Post-employment Benefit - Defined Contribution Plans Payable	68,947.64	14,216,939.72	14,285,887.36		
Dismiss Welfare	4,000.00	1,029,858.56	878,822.69		155,035.87
Total	13,353,268.66	210,472,266.70	210,102,510.56	1,330,208.51	12,392,816.29

**2) List of Short-term Wage**

Item	Opening Balance	Current Increase	Current Decrease	Other reductions	Closing Balance

Item	Opening Balance	Current Increase	Current Decrease	Other reductions	Closing Balance
Salary, Reward, Allowance and Subsidy	4,398,887.58	175,811,055.07	176,555,488.38	1,030,031.49	2,624,422.78
Employee Services and Benefits		6,922,348.91	6,922,348.91		
Social Insurance Charges	31,211.98	7,097,945.77	7,129,157.75		
Including : Basic Medical Insurance	26,420.72	6,231,478.75	6,257,899.47		
Employment Injury Insurance	3,131.84	388,872.61	392,004.45		
Maternity Insurance	1,659.42	465,571.41	467,230.83		
Other		12,023.00	12,023.00		
Housing Fund	92,438.40	1,984,810.36	2,050,948.36		26,300.40
Union Funds and Staff Training Expense	8,757,783.06	3,378,307.41	2,248,856.21	300,177.02	9,587,057.24
Short-term Absence from Duty Paid					
Other Short-term Wage		31,000.90	31,000.90		
Total	13,280,321.02	195,225,468.42	194,937,800.51	1,330,208.51	12,237,780.42

### 3) List of Defined Contribution Plans

Item	Opening Balance	Current Increase	Current Decrease	Closing Balance
Basic Endowment Insurance	65,696.80	13,559,453.06	13,625,149.86	
Unemployment Insurance	3,250.84	657,486.66	660,737.50	
Total	68,947.64	14,216,939.72	14,285,887.36	

### Note 23 Taxes Payable

Item	Closing Balance	Opening Balance
VAT	601,975.02	
Business tax	1,037,501.70	-908,809.20
Urban maintenance and construction tax	222,121.34	-33,603.19
corporate income tax	51,998,909.07	505,401.42
property tax	586,772.39	617,550.29
land holding tax	65,717.04	93,587.79
Land value - added tax	29,383,815.46	-5,878,951.29
Personal Income Tax	380,075.07	260,668.02
Education surcharge	60,702.24	-163,049.32
other	67,300.94	251,541.85
Total	84,404,890.27	-5,255,663.63

Note: The enterprise income tax balance of this year is mainly caused by the calculated and withdrawn enterprise income tax of this company and the subsidiary Bubei Real Estate; The land VAT balance of this year is mainly caused by the calculated and withdrawn land VAT due to carry-over pre-sale of the subsidiary Hubei Real Estate Luxurious Green Phase III.

### Note 24 Interest Payable

Item	Closing Balance	Opening Balance
Instalment payments due debt, long-term loan interest		59,153,440.18

Item	Closing Balance	Opening Balance
Enterprise loan interest	75,668,828.87	104,399,517.62
Entrust loan interest	10,449,888.49	12,437,889.25
Other interest	176,133.00	2,439,133.00
Total	86,294,850.36	178,429,980.05

**Note 25 Dividends Payable**

Item	Closing Balance	Opening Balance	Reasons why not to be paid over one year
Dividends payable for the legal person	3,213,302.88	3,213,302.88	Suspend payment
Total	3,213,302.88	3,213,302.88	

**Note 26 Other Payables****1) Other payables presented as per the nature of accounts**

Nature of Account	Closing Balance	Opening Balance
Borrowing	353,508,342.24	420,603,739.10
Payment for land transfer	43,000,000.00	43,000,000.00
Collection for property management	46,986,947.42	53,147,608.29
Money owned by the suppliers	47,024,723.13	1,854,276.29
Accrued Expenses	7,394,338.41	5,568,338.41
Deposit for Quality of Decoration	7,773,945.21	8,415,340.21
Maintenance Fund	9,566,749.16	2,956,074.81
Funds Raised for Houses	150,000.00	2,770,000.00
Risk Funds of Employees	1,057,677.88	1,136,920.09
Working Fund of Water and Electricity	6,781,072.84	4,514,698.79
Deferred compensation	1,140,466.00	
Others	17,439,544.01	17,311,963.69
Total	541,823,806.30	561,278,959.68

**2) Significant other payables with aging of more than one year**

Name	Closing Balance	Reasons of Outstanding Accounts
Wuhan Zhong Senhua Century Real Estate Development Co., Ltd	43,000,000.00	Advance payment of land, in January 2017 have been paid
Heilongjiang Province is a security company	29,038,439.07	Financial tension
Letter and (Zhengzhou) Real Estate Co., Ltd.	18,740,795.93	Electricity and collection
Shanghai frost Xiong Investment Management Center (limited partnership)	16,680,400.00	Loan is not due
Beijing Xinxing Real Estate Development Corporation	16,565,541.25	Loan is not due
Sanya Wanjia Hotel Management Co., Ltd	8,453,551.99	Unsettlement
Total	132,478,728.24	

**Note 27 Non-current liabilities matured within one year**

Item	Closing Balance	Opening Balance
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Item	Closing Balance	Opening Balance
Long-term Borrowing Matured Within One Year	78,710,181.59	353,287,364.69
Including: Pledged Loan		76,051,656.00
Mortgage Loan	15,000,000.00	229,805,306.92
Guaranteed Loan	63,710,181.59	47,430,401.77
Total	78,710,181.59	353,287,364.69

### Note 28 Long-term Borrowing

#### 1) Classification of long-term borrowing

Category	Closing Balance	Opening Balance
Pledged Loan	5,000,000.00	76,051,656.00
Mortgage Loan	24,000,000.00	523,805,306.92
Guaranteed Loan	123,376,848.25	143,763,735.11
Sub-total	152,376,848.25	743,620,698.03
Less : Long-term Borrowing Matured Within One Year	78,710,181.59	353,287,364.69
Total	73,666,666.66	390,333,333.34

#### 2) Long-term borrowings with large amount

Lender	Starting Date of Borrowing	Ending Date of Borrowing	Currency	Interest Rate	Closing Balance	Opening Balance
Chongqing International Trust Co., Ltd.	2012-9-27	2016-4-28	RMB	21.42%		196,805,306.92
Guotai Yuanxin Assets Management Co., Ltd.	2014-9-15	2016-3-15	RMB	10.86%		76,051,656.00
Harbin Branch of China CITIC Bank	2014-10-30	2019-3-30	RMB	The benchmark interest rate has a float by 10%	24,000,000.00	24,000,000.00
Mudanjiang Taiping Road Branch of Industrial & Commercial Bank of China	2014-3-28	2020-3-20	RMB	The benchmark interest rate has a float by 10%	81,456,595.19	81,763,735.11
Mudanjiang Branch of China Construction Bank	2012-1-12	2019-1-11	RMB	The benchmark interest rate has a float by 10%	41,920,253.06	62,000,000.00
Haikou Yeshumen Branch of Bank of China	2009-8-2	2019-8-2	RMB	The benchmark interest rate has a float by 10%		53,000,000.00
Wuhan Branch of Shanghai Pudong Development Bank	2015-1-20	2018-1-19	RMB	The benchmark interest rate has a float by 20%		150,000,000.00
Wuhan Branch of Shanghai Pudong Development Bank	2015-6-24	2018-6-23	RMB	The benchmark interest rate has a float by 20%	5,000,000.00	100,000,000.00
Total					152,376,848.25	743,620,698.03

#### 3) Pledged Loan:

Lender	Balance of Loan	Pledge
Shanghai Pudong Development Bank Co., Ltd. Wuhan Branch	5,000,000.00	The 5 million deposit are subsidiary of Hubei Pearl River Real Estate Development Co., Ltd
Total	5,000,000.00	

Note: Because the subsidiary Hubei Real Estate sells the house property of Luxurious Green Phase III, Shanghai Pudong Development Bank Co., Ltd. Wuhan Branch needs to remove the limitation of collateral of original mortgage, then signs the pledge agreement with the Hubei Real Estate Company, the collateral is cash deposit of RMB 5 million of the Hubei Real Estate Company.

**4) Mortgage Loan:**

Loan unit	Borrowing Balance	Collateral
Citic bank Harbin branch	24,000,000.00	Subsidiary of mudanjiang group owns ten home stay facility property in snow and snow impression of the hotel property
Total	24,000,000.00	—

**5) Guaranteed loan**

Loan unit	Loan balance	Guarantor
China construction bank co., LTD. Mudanjiang branch	41,920,253.06	Heilongjiang province xin investment guarantee group co., LTD
The industrial and commercial bank of China co., LTD. Mudanjiang taiping road sub-branch	81,456,595.19	The company and to the international energy development co., LTD
Total	123,376,848.25	

**6) Other descriptions on long-term borrowing**

The interest rate of long-term borrowings is 5.22% to 21.42%. As of the date of the audit report, Chongqing International Trust Co., Ltd., Guotai Yuanxin Asset Management Co., Ltd. and Bank of China Haikou City, palm branch of the loan has been paid off, Shanghai Pudong Development Bank Co., Ltd. Wuhan Branch has also borrowed 245 million yuan.

**Note 29 Capital stock**

Item	Opening Balance	Current Increase (+) or Decrease (-)					Closing Balance
		Issuance of New Shares	Bonus Shares	Capitalization of Public Reserve Fund	Other	Sub-total	
1. Shares with conditions limited to sell							
(1) Shares held by the state							
(2) Shares held by the state-owned artificial persons							
(3) Shares held by other domestic enterprises	1,325,131.00						1,325,131.00
Including:							
Shares held by the domestic legal persons	1,299,500.00						1,299,500.00
Shares held by the domestic natural persons	25,631.00						25,631.00
(4) Shares held by the foreign companies							
Including:							
Shares held by the foreign legal persons							
Shares held by the foreign natural persons							
Total shares with conditions limited to sell	1,325,131.00						1,325,131.00
2. Outstanding shares without conditions limited to sell							
(1) Common Share in RMB	360,445,273.00						360,445,273.00
(2) Foreign Shares Listed at Home	64,975,000.00						64,975,000.00
(3) Foreign Shares Listed at Oversea							

Item	Opening Balance	Current Increase (+) or Decrease (-)					Closing Balance
		Issuance of New Shares	Bonus Shares	Capitalization of Public Reserve Fund	Other	Sub-total	
(4) Others							
Total shares without conditions limited to sell	425,420,273.00						425,420,273.00
Total	426,745,404.00						426,745,404.00

**Note 30 Capital reserve**

Item	Opening Balance	Current Increase	Current Decrease	Closing Balance
Capital premium	225,390,819.63			225,390,819.63
The original system of capital reserves transferred	109,300,017.82			109,300,017.82
Others capital reserve		208,924,601.49		208,924,601.49
Total	334,690,837.45	208,924,601.49		543,615,438.94

Note: the current capital reserves increase is due to the disposal of Wan Jia hotel management co., LTD, a subsidiary of sanya disposal price higher than the evaluation value.

**Note 31 Surplus Reserve**

Item	Opening Balance	Current Increase	Current Decrease	Closing Balance
Statutory surplus reserve	71,852,236.46			71,852,236.46
General surplus reserve	37,634,827.93			37,634,827.93
Total	109,487,064.39			109,487,064.39

**Note 32 Undistributed profits**

Item	Amount	Ratio of Withdrawal or Undistributed Amount (%)
Undistributed Profits at the End of Previous Period Before Adjustment	-1,088,060,174.99	—
Total Amount of Undistributed Profits at the Beginning of Adjustment Period (+/-)		—
Undistributed Profits at the Beginning of Period After Adjustment	-1,088,060,174.99	—
Plus: Current Net Profits Attributive to the Owners of the Parent Company	73,300,570.54	—
Less: Appropriation of Statutory Surplus Reserve Withdrawn		
Appropriation of Discretionary Surplus Reserve		
Plus: Surplus Reserve Made up for Losses		
Other Internal Carry-over of Owner's Equity		
Closing Undistributed Profit	-1,014,759,604.45	

**Note 33 Operating income and operating cost****1) Operating income and operating cost**

Item	Current Amount			Previous Amount		
	Income	Cost		Income	Cost	

Item	Current Amount		Previous Amount	
	Income	Cost	Income	Cost
Main Business	955,696,948.32	701,125,474.51	250,119,981.56	205,045,049.88
Other Business	13,443,967.00	4,718,666.87	16,948,769.32	3,430,189.68
Total	969,140,915.32	705,844,141.38	267,068,750.88	208,475,239.56

### 2) Main Business (Accounted as per Industries)

Industry	Current Amount		Previous Amount	
	Operating Income	Operating Cost	Operating Income	Operating Cost
Real Estate Development	659,767,503.67	433,257,352.54	1,040,000.00	430,948.32
Property Management	263,353,192.81	248,497,588.85	202,558,443.43	180,721,057.60
Tourist Hotel	32,576,251.84	19,370,533.12	46,521,538.13	23,893,043.96
Total	955,696,948.32	701,125,474.51	250,119,981.56	205,045,049.88

### 3) Main Business (Accounted as per Regions)

Region	Current Amount		Previous Amount	
	Operating Income	Operating Cost	Operating Income	Operating Cost
Hainan	280,402,443.94	259,667,173.63	226,446,070.03	193,847,256.65
Heilongjiang	11,225,267.37	5,489,423.90	19,150,974.10	8,495,354.49
Hubei	660,419,643.88	433,942,801.66	1,646,950.00	1,187,524.63
Shanghai	3,649,593.13	2,026,075.32	2,875,987.43	1,514,914.11
Total	955,696,948.32	701,125,474.51	250,119,981.56	205,045,049.88

### Note 34 Business tax and surcharges

Item	Current Amount	Previous Amount
Business Tax	33,049,375.45	13,500,000.98
Urban Maintenance & Construction Tax	3,245,817.15	872,189.34
Education Surcharges	2,327,993.20	659,133.48
Increment Tax on Land Value	45,045,123.53	159,410.87
Other Taxes	3,379,326.55	134,144.92
Total	87,047,635.88	15,324,879.59

In accordance with CK (2016) No. 22 Document published by the Ministry of Finance in Dec. 2016, the "Business Taxes and Surcharges" item name is adjusted as "Taxes and Surcharges" item after fully trying out the change from business tax to value-added tax, the item accountings the relevant taxes and fees of enterprise activities, such as consumption tax, urban maintenance and construction tax, resource tax, extra charges of education funds and property tax, land use tax, vehicle and vessel tax, stamp tax, in accordance with Article 12 of ASBE, it conducts the adjustment on relevant items of 2016 annual income statement according to new requirements specified. This company's other taxes and fees mainly include stamp tax, property tax, land use tax and vehicle and vessel tax, etc.

### Note 35 Selling expenses

Item	Current Amount	Previous Amount
Employees' Wages	1,078,219.37	1,010,655.98
Advertisement	1,825,544.95	2,468,062.48

Item	Current Amount	Previous Amount
Repair	1,818,105.00	343,437.70
Selling Service	16,690,000.00	8,300,000.00
Others	491,225.22	1,027,869.32
Total	21,903,094.54	13,150,025.48

**Note 36 Administrative expenses**

Item	Current Amount	Previous Amount
Employees' Wages	30,393,027.21	29,933,763.34
Depreciation	27,783,336.49	30,879,887.41
Business Entertainment	4,562,181.34	5,442,356.09
Business Travel	3,009,801.24	3,483,705.62
Tax		3,733,781.48
Amortization of Intangible Assets	1,091,846.77	1,158,408.83
Repair	1,764,671.50	2,114,758.02
Insurance	1,159,846.66	484,506.98
Employment of Intermediary Organ	20,814,129.05	2,149,359.87
Amortization of Expenses for Depreciation	1,388,414.00	2,104,853.97
Traffic	1,097,603.13	273,326.11
Office	1,619,870.11	917,685.22
Lease	1,050,842.66	2,017,718.00
Service	1,148,985.16	530,580.00
Lawsuit	1,339,645.14	48,794.00
Meeting	1,565,331.40	216,059.67
Information disclosure fee	687,547.17	
Other	2,460,911.76	9,229,302.85
Total	102,937,990.79	94,718,847.46

**Note 37 Financial expenses**

Category	Current Amount	Previous Amount
Interest Expense	73,702,928.83	102,893,101.33
Less: Interest Income	3,785,586.00	7,189,912.27
Financial Consultant	7,907,727.19	12,246,707.53
Financing Expenses	246,394.04	13,739,137.15
Others	670,913.43	823,193.00
Total	78,742,377.49	122,512,226.74

**Note 38 Loss on assets impairment**

Item	Current Amount	Previous Amount
Loss on Bad Debts	61,181,294.17	33,071,995.16

Item	Current Amount	Previous Amount
Loss on Fall in Price of Inventories		17,439,325.19
Loss of Impairment of Construction in Progress	1,360,000.00	1,000,000.00
Loss on available - for - sale financial assets	-5,413,685.00	
Total	57,127,609.17	51,511,320.35

**Note 39 Investment income****1) Details of investment income**

Item	Current Amount	Previous Amount
Long - term equity investment income from equity method	-1,418,116.66	-676,992.99
Disposal of long-term equity investment generated investment income	212,241,418.08	
Disposal of available-for-sale financial assets		126,642,755.05
other	104,787.15	129,347.48
Total	210,928,088.57	126,095,109.54

**Note 40 Non-operating income**

Item	Current Amount	Previous Amount	Amount Recorded in Current Extraordinary Gain and Loss
Total Gain on the Disposal of Non-current Assets	23,054,861.71	2,823,852.83	23,054,861.71
Including: Gain on the Disposal of Fixed Assets	22,961,474.39	2,823,852.83	22,961,474.39
Gain on the Disposal of Intangible Assets	93,387.32		93,387.32
Gain on Inventory Profit	3,749.60		3,749.60
Income from Compensation for Breach of Contract	24,200.00		24,200.00
Others	720,613.19	678,029.53	720,613.19
Total	23,803,424.50	3,501,882.36	23,803,424.50

**Note 41 Non-operating cost**

Item	Current Amount	Previous Amount	Amount Recorded in Current Extraordinary Gain and Loss
Loss on disposal of non - current assets	2,658,077.72	163,533.87	2,658,077.72
Among them: loss of fixed assets disposal	2,651,674.30	163,533.87	2,651,674.30
Disposal of intangible assets	6,403.42		6,403.42
Donations	11,000.00	100.00	11,000.00
Asset scrapped, loss of damage	344.00		344.00
Compensation, liquidated damages	12,718,930.47		12,718,930.47
others	228,191.60	1,226,714.91	228,191.60
Total	15,616,543.79	1,390,348.78	15,616,543.79

**Note 42 Income tax expenses****1) List of income tax expenses**

Item	Current Amount	Previous Amount
Current Income Tax Expenses	62,190,127.99	1,539,640.77
Deferred Income Tax Expenses	-5,016,817.36	15,164,596.46
Total	57,173,310.63	16,704,237.23

**2) Accounting profits and adjustment process of the income tax expenses**

Item	Current Amount
Total Profits	134,653,035.35
Income Tax Expenses Calculated at the Statutory/Applicable Tax Rate	33,663,258.83
Influence of Different Tax Rate Adopted by the Subsidiaries	-20,642.06
Influence of Adjustment of Previous Income Tax	209,259.02
Influence of the Other Non-taxable Income	354,529.17
Influence of the Non-deductible Cost, Expense and Loss	64,839,959.83
Influence of the Deductible Loss of the Previous Deferred Income Tax Assets Not Recognized	
Current Influence of the Deductible Temporary Difference or the Deductible Loss of the Current Deferred Income Tax Assets Not Recognized	-37,482,862.07
Recognition of Deferred Tax Assets of Previous Deductible Loss	-4,358,861.23
Other	-31,330.86
Income Tax Expenses	57,173,310.63

**Note 43 Notes to cash flow statement****1) Other cash received relating to operating activities**

Item	Current Amount	Previous Amount
Received the Beijing round of the Asset Management Limited	17,600,000.00	3,700,000.00
Other transactions	31,703,007.64	33,925,437.23
Non-operating income	175,318.88	128,591.56
Interest income	689,801.35	1,698,855.55
Received from Shanghai seeking Shu Investment Management Center (limited partnership) transactions	10,000,000.00	13,861,000.00
Received from the town of Hailin Chang Tingzhen Yaxue Station Scenic Area	1,274,955.89	2,610,000.00
Received from Harbin Jiangshan International Travel Service		1,150,000.00
To recover the time deposit for pledge		20,000,000.00
Guangzhou Nanyi Cereals and Oils Co., Ltd	13,890,000.00	
Li Peng	10,500,000.00	
Zhangjiagang Free Trade Zone Taiwan to win Trade Co., Ltd.	3,500,000.00	
Beijing science and technology development co., LTD	3,000,000.00	
Shandong HuiYu modern agriculture co., LTD	3,000,000.00	
Beijing Le ge yi science and technology co., LTD Intercourse funds	1,580,000.00	
Shanghai row boat investment management center	1,000,000.00	

Item	Current Amount	Previous Amount
Other	6,926,239.88	3,818,323.85
Total	104,839,323.64	80,892,208.19

**2) Other cash paid relating to operating activities**

Item	Current Amount	Previous Amount
To pay the Beijing round of the Asset Management Limited Intercourse funds	7,448,840.00	1,100,000.00
Pay the new network of Beijing Communication Technology Co., Ltd Intercourse funds		1,120,000.00
Beijing Runshun Technology Development Co., Ltd	115,210,000.00	
Enlightenment (hainan) investment management co., LTD	10,000,000.00	
Jinan shock your trade co., LTD	8,000,000.00	
WuHan hua real estate brokerage co., LTD	5,000,000.00	
Shandong HuiYu modern agriculture co., LTD	3,000,000.00	
JunCheng wood co., LTD	2,200,000.00	
Other transactions	27,890,247.69	15,043,646.88
Management expenses	33,702,236.85	26,908,152.43
Operating expenses	3,912,079.43	4,657,357.71
Operating expenses	8,949,492.41	188,605.06
Payment of spare money	1,324,723.06	603,737.66
Bank fees	593,330.86	559,680.75
other	5,563,319.58	3,442,664.87
Total	232,794,269.88	53,623,845.36

**3) Other cash received relating to investment activities**

Item	Current Amount	Previous Amount
Payment of financing services	4,713,864.64	29,288,317.15
Pledge of margin	5,000,000.00	
Total	9,713,864.64	29,288,317.15

**Note 44 Supplementary information of cash flow statement****1) Supplementary information of cash flow statement**

Item	Current Amount	Previous Amount
1. Cash Flow to Adjust the Net Profit into the Operating Activities		
Net Profit	77,479,724.72	-127,121,382.41
Plus: Provision for Asset Impairment	57,127,609.17	51,511,320.35
Depreciation of Fixed Assets, Consumption of Oil and Gas Assets and Depreciation of Productive Biological Assets	29,877,932.92	33,139,913.17
Amortization of Intangible Assets	1,108,814.35	1,184,246.93
Amortization of Long-term Deferred Expenses	2,852,954.18	4,891,312.78
Loss on the Disposal of Fixed Assets, Intangible Assets and Other Long-term Assets (Income is Marked as “-”)	-21,159,699.81	-2,866,142.74
Loss on the Discarding of Fixed Assets (Income is	344.00	

Item	Current Amount	Previous Amount
Marked as “-”)		
Loss on the Variation of Fair Value (Income is Marked as “-”)		
Financial Expenses (Income is Marked as “-”)	70,520,993.46	102,893,101.33
Investment Loss (Income is Marked as “-”)	-210,928,088.57	-126,095,109.54
Decrease in Deferred Income Tax Assets (Increase is Marked as “-”)	-4,985,486.50	15,210,270.77
Increase in Deferred Income Tax Liabilities (Decrease is Marked as “-”)	-31,330.86	-45,674.31
Decrease in Inventory (Increase is Marked as “-”)	241,847,929.43	-140,569,459.31
Decrease in Operating Items Receivable (Increase is Marked as “-”)	-430,591,125.86	-248,976,725.86
Increase in Operating Items Payable (Decrease is Marked as “-”)	444,794,243.99	696,443,954.22
Other		
Net Cash Flow from Operating Activities	257,914,814.62	259,599,625.38
2. Significant Investment and Financing Activities without Cash Receipts and Payments		
Conversion of Debt Into Capital		
Convertible Bonds Maturing Within One Year		
Fixed Assets Acquired Under Financial Lease		
3. Change in Cash and Cash Equivalent		
Closing Balance of the Cash	241,504,351.39	205,762,131.54
Less: Opening Balance of the Cash	205,762,131.54	77,404,192.62
Plus: Closing Balance of the Cash Equivalent		
Less: Opening Balance of the Cash Equivalent		
Net Increase of Cash and Cash Equivalent	35,742,219.85	128,357,938.92

## 2) Composition of cash and cash equivalent

Item	Closing Balance	Opening Balance
1. Cash	241,504,351.39	205,762,131.54
1.1 Cash in Stock	1,305,777.52	620,470.49
Bank Deposit Available for Immediate Payment	240,190,186.44	205,111,692.83
Other Currency Available for Immediate Payment	8,387.43	29,968.22
2. Cash Equivalent		
Including: Bond Investment Maturing Within Three Months		
3. Balance of Closing Cash and Cash Equivalent	241,504,351.39	205,762,131.54
Including: Restricted Cash and Cash Equivalent Used by the Subsidiaries of the Parent Company or the Group		

## Note 45 Assets with restriction on ownership or use right

Item	Balance	Reason of Restriction
Inventories	29,805,826.29	Borrowing on Mortgage
Investment-based Real Estate	15,319,431.78	Borrowing on Mortgage

Item	Balance	Reason of Restriction
Fixed Assets	105,179,978.79	Borrowing on Mortgage
Intangible Assets	1,682,989.91	Borrowing on Mortgage
Currency Funds	5,000,000.00	Borrowing on Pledge
Total	156,988,226.77	

## VII. Merge scope change

### 1) The disposal of subsidiary

Subsidiary name	Equity disposal price	Equity disposal ratio (%)	Equity disposal	The time of loss of control	The basis for determining the time of loss of control	The difference between the disposal price and the disposal of the consolidated financial statements at the level of the net assets of the subsidiary
Heilongjiang Long as the Pearl River Culture Communication Co., Ltd	20,000,000.00	70%	Agreement transfer	2016.5.16	Equity Transfer Agreement; Articles of Association; Resolutions of Shareholders' Meeting; Resolutions of the Board of Directors	38,155,550.74
Sanya Wanjia Hotel Management Co., Ltd	277,332,301.49	100%	Listed transfer	2016.12.15	Property rights trading contract; property delisting information; state-owned assets assessment project filing; SASAC approved approval; shareholders meeting resolution; board resolution	383,010,468.83

Note: As of the date of reporting, the 70% equity of Heilongjiang Longshizhujiang Culture Spreading Co., Ltd. and DaysHotelSuitesSanya Hotel Management Co., Ltd. 100% equity of held by this company have been fully transferred.

### 2) Changes of merger scope for other reasons

The project of this company's Level-III subsidiary Hainan Pearl River Real Estate Marketing and Planning Co., Ltd. was stopped due to bad management, the resolution of Shareholders' Meeting on Feb. 22, 2016 agreed to clearing and cancel the subsidiary, and the certificate of industrial and commercial cancellation was obtained on Mar. 9, 2016.

## VIII. Equities in other entities

### 1) Equities in the subsidiary

#### (1) Composition of the Company

Company name	Place of operation	Place of registration	Nature of business	Equity interest held (%)		Accounting method
				Direct	Indirect	
Hainan Pearl River Property Hotel Management Co., Ltd	Hainan, Zhengzhou	Hainan Haikou	Property management	98.00		set-up
Hainan Pearl River Greening Engineering Co., Ltd	Hainan Haikou	Hainan Haikou	Property management	100.00		set-up
Hainan Pearl River Property Cleaning Co., Ltd	Hainan Haikou	Hainan Haikou	Property management	100.00		set-up
Hainan Pearl River Property Electrical and Mechanical Engineering Company	Hainan Haikou	Hainan Haikou	Property management	100.00		set-up

Company name	Place of operation	Place of registration	Nature of business	Equity interest held (%)		Accounting method
				Direct	Indirect	
Hubei Pearl River Real Estate Development Co., Ltd	Wuhan, Hubei	Wuhan, Hubei	estate	89.20		set-up
Wuhan Zhujiang Meilin Hotel Management Co., Ltd	Wuhan, Hubei	Wuhan, Hubei	Hotel	100.00		set-up
Hainan Pearl River Industrial Co., Ltd. Shanghai real estate company	Shanghai	Shanghai	estate	100.00		set-up
Beijing Jiubo Culture Development Co., Ltd	Beijing	Beijing	culture	100.00		set-up
Mudanjiang City Zhujiang Wanjia Tourism Investment Development Group Co., Ltd	Mudanjiang	Mudanjiang	Hotel, travel	100.00		set-up
Hailin Wanjia Xuexiang Resort Hotel	Mudanjiang	Mudanjiang	Hotel	100.00		set-up
Mudanjiang Jingpo Lake Zhujiang Wanjia Hotel Co., Ltd	Mudanjiang	Mudanjiang	Hotel	100.00		set-up
Mudanjiang Wanjia Star Hotel Co., Ltd	Mudanjiang	Mudanjiang	Hotel	100.00		Business combinations involving enterprises not under common control
Harbin Wanjia Travel Service Co., Ltd	Harbin	Harbin	tourism	100.00		set-up
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd	Shijiazhuang	Shijiazhuang	estate	51.00		set-up
Shanghai Pearl Property Management Co., Ltd	Shanghai	Shanghai	Property management	50.00		set-up

## (2)ant non-wholly-owned subsidiaries

Company name	Proportion of minority(%)	Current P/L attributable to minority shareholders	Current dividend payments to minority	Closing balance of interest	minority	Note
Hainan Pearl River Properties and Hotels Management Co., Ltd.	2.00	-52,896.94			148,719.65	
Hubei Pearl River Real Estate Development Co., Ltd.	10.80	9,571,854.82			19,055,471.90	
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd.	49.00	-3,981,949.08			-23,618,415.59	
Shanghai Sea Pearl Property Management Co., Ltd.	50.00	2,634.84			317,271.28	
Total	—	5,539,643.64			-4,096,952.76	

## (3)Main Financial Information of the Significant Non-wholly-owned Subsidiaries

Company name	Closing balance					
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities
Hainan Pearl River Properties and Hotels Management Co., Ltd.	100,602,853.49	3,206,886.08	103,809,739.57	96,373,756.84		96,373,756.84
Hubei Pearl	936,796,523.40	15,943,287.84	952,739,811.2	771,305,685.50	5,000,000.00	776,305,685.50

Company name	Closing balance					
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities
River Real Estate Development Co., Ltd.			4			
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd.	5,439.60	107,189.63	112,629.23	48,313,477.37		48,313,477.37
Shanghai Sea Pearl Property Management Co., Ltd.	2,956,358.12	13,012.80	2,969,370.92	2,334,828.37		2,334,828.37

Continued:

Company name	Opening balance					
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities
Hainan Pearl River Properties and Hotels Management Co., Ltd.	102,021,965.09	3,497,651.59	105,519,616.68	95,438,786.84		95,438,786.84
Hubei Pearl River Real Estate Development Co., Ltd.	1,026,454,667.86	11,777,968.10	1,038,232,635.96	700,424,068.58	250,000,000.00	950,424,068.58
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd.	2,896,046.09	518,796.15	3,414,842.24	43,489,263.69		43,489,263.69
Shanghai Sea Pearl Property Management Co., Ltd.	2,602,195.07	10,688.30	2,612,883.37	1,983,610.50		1,983,610.50

Continued:

Company name	Operating income	Net profit	Total comprehensive income	Net cash flows from investing activities
Hainan Pearl River Properties and Hotels Management Co., Ltd.	260,442,083.97	-2,644,847.11	-2,644,847.11	-4,389,570.73
Hubei Pearl River Real Estate Development Co., Ltd.	661,692,167.46	88,625,558.36	88,625,558.36	270,378,933.94
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd.		-8,126,426.69	-8,126,426.69	-77,650.49
Shanghai Sea Pearl Property Management Co., Ltd.	3,649,593.13	5,269.68	5,269.68	365,479.52

Continued:

Company name	Operating income	Net profit	Total comprehensive income	Net cash flows from investing activities
Hainan Pearl River Properties and Hotels	199,669,731.00	-35,339.38	-35,339.38	13,824,129.54

Company name	Operating income	Net profit	Total comprehensive income	Net cash flows from investing activities
Management Co., Ltd.				
Hubei Pearl River Real Estate Development Co., Ltd.	2,584,929.33	-17,912,148.50	-17,912,148.50	-6,644,521.74
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd.		-30,242,512.42	-30,242,512.42	-331,216.15
Shanghai Sea Pearl Property Management Co., Ltd.	2,875,987.43	295,906.13	295,906.13	760,230.32

**2) Transactions that the shares of the owners' equities in the subsidiary changed but still control such subsidiary**

**(1) Description on the change of shares of owners' equities in the subsidiary**

There is no the change of shares of the owners' equities in the Company at the end of report period.

**(2) Influence of such transaction on the minority shareholders' equities and owners' equities attributable to the parent company**

There is no transaction with influence on the minority shareholders' equities and owners' equities attributable to the parent company at the end of report period.

**3) Equities in the cooperative enterprises or associated enterprises**

**(1) Significant cooperative enterprises or associated enterprises**

Name	Place of operation	Place of registration	Nature business of	Equity interest held (%)		Accounting method
				Direct	Direct	
Sanya Wanjia Industrial Co. Ltd	Sanya	Sanya	Real estate development	40		equity method

**(2) Main financial information of significant cooperative enterprises**

Item	Closing balance		Opening balance
	Sanya Wanjia Industrial Co. Ltd	Sanya Wanjia Industrial Co. Ltd	
Current asset		4,215,581.28	4,596,024.44
Non-current asset		78,410,198.72	81,225,513.00
Total asset		82,625,780.00	85,821,537.44
Current liability		1,641,278.62	1,292,130.39
Non-current liability			
Total liability		1,641,278.62	1,292,130.39
Minority interests			
Equity attributable to parent company		80,984,501.38	84,529,407.05
Net assets share calculated according to proportion of shareholding		32,393,800.55	33,811,762.82
Net book value of the equity investment in associates		32,393,800.55	33,811,762.82

Continued:

Item	Year 2016	Year 2015
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	Sanya Wanja Industrial Co. Ltd	Sanya Wanja Industrial Co. Ltd
Operating income	37,562.79	35,533.33
Net profit	-3,544,905.67	-1,632,856.99
Other comprehensive income		
Total comprehensive income	-3,544,905.67	-1,632,856.99

### (3) Summary of financial information of insignificant cooperative enterprises or associated enterprises

Item	31 December 2014/ Year 2014	31 December 2013/ Year 2013
Net book value of the equity investment in associates calculated according to proportion of shareholding:	1,472,844.43	1,472,998.82
Net profit	-154.39	-48,673.85
Other comprehensive income		
Total comprehensive income	-154.39	-48,673.85

### (4) Unrecognized commitment relating to cooperative enterprises or associated enterprises

There is no commitment needing to be disclosed in the Company.

### (5) Contingent liabilities relating to cooperative enterprises or associated enterprises

There is no contingency needing to be disclosed in the Company.

## IX. Disclosure of risks related to the financial instruments

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk (primarily interest rate risk). The Company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance.

### 1) Credit risk

The Company's credit risk mainly arises from the monetary funds, accounts receivable, available-for-sale financial assets, etc. The management has formulated the appropriate credit policy and will continuously monitor the **exposure of those credit risks**. The Company's monetary funds are mainly deposited in the financial institutions such as commercial bank, etc., the Company's management believe that those commercial banks have bigger credit and conditions of assets with lower risk of credit. The Company adopts the policy of quota for avoiding the credit risk of any financial institution.

The Company expects that there is no significant credit risk associated with cash at bank since they are deposited at state-owned banks and other medium or large size listed banks. Management does not expect that there will be any significant losses from non-performance by these counterparties.

In regard with the accounts receivable and other receivables, the Company has policies to control the credit exposure on those accounts receivable and other receivables. The Company assesses the credit quality of and sets credit limits on its customers by taking into account their financial position, the availability of guarantee from the third parties, their credit history and other factors such as current market conditions. The credit history of the customers is regularly monitored by the Company. In respect of customers with a poor credit history, the Company will use written payment reminders, or shorten or cancel credit periods, to ensure the overall credit risk of the Company is limited to a controllable extent.

The biggest credit exposure faced by the Company is the book value of each asset in the balance sheet. Except for the Company's guarantee stated in Notes, the Company does not provide any guarantee possible to make the Company face the credit risk.

### 2) Liquidity risk

Liquidity risk refers to the risk that the Company fails to obtain the sufficient capital to meet operational needs or pay for the due debts and other obligations.

The Company's finance department monitors rolling forecasts of the Company's short-term and long-term liquidity requirements to ensure it has sufficient cash and securities that are readily convertible to cash to meet operational needs, while maintaining sufficient headroom on its undrawn committed borrowing facilities from major financial institution so that the Company does not breach borrowing limits or covenants on any of its borrowing facilities to meet the short-term and long-term liquidity requirements.

As at 31 December 2016, the financial assets and liabilities of the Company are analyzed by their maturity date below at their undiscounted contractual cash flows :

Item	31 December 2016					
	Net book value	Carrying amount	Within 1year	1 to 2 years	2 to 5 years	Over 5years
Currency Funds	246,504,351.39	246,504,351.39	246,504,351.39			
Accounts receivable	16,084,139.32	28,360,112.29	28,360,112.29			
Other receivables	350,870,047.05	505,835,674.29	505,835,674.29			
Available-for-sale financial assets	30,824,994.90	49,263,555.29	49,263,555.29			
Subtotal	644,283,532.66	829,963,693.26	829,963,693.26			
Accounts payable	77,627,005.61	77,627,005.61	77,627,005.61			
Other payables	541,823,806.30	541,823,806.30	541,823,806.30			
Long-term borrowings	152,376,848.25	152,376,848.25	78,710,181.59	37,666,666.64	36,000,000.02	
Subtotal	771,827,660.16	771,827,660.16	698,160,993.50	37,666,666.64	36,000,000.02	

Continued:

Item	31 December 2015					
	Net book value	Carrying amount	Within 1year	1 to 2 years	2 to 5 years	Over 5 years
Currency Funds	205,762,131.54	205,762,131.54	205,762,131.54			
Accounts receivable	17,161,981.62	28,267,474.71	28,267,474.71			
Other receivables	256,036,391.03	351,143,874.92	351,143,874.92			
Available-for-sale financial assets	11,411,309.90	35,263,555.29	35,263,555.29			
Subtotal	490,371,814.09	620,437,036.46	620,437,036.46			
Accounts payable	24,313,483.40	24,313,483.40	24,313,483.40			
Other payables	561,278,959.68	561,278,959.68	561,278,959.68			
Long-term borrowings	743,620,698.03	743,620,698.03	353,287,364.69	140,666,666.68	249,666,666.66	
Subtotal	1,329,213,141.11	1,329,213,141.11	938,879,807.77	140,666,666.68	249,666,666.66	

### 3) Market risk

#### (1) Risk from exchange rate

None.

#### (2) Interest rate risk

The Company's interest rate risk arises from the borrowings from bank. Financial liabilities issued at floating rates expose the Company to cash flow interest rate risk. The Company determines the relative proportions of its fixed rate and floating rate contracts depending on the prevailing market conditions.

For the year ended 31 December 2016, the amount of interest rates contract on the floating rate for long-term borrowings amounted to RMB152,376,848.25, the amount of interest rates contract on the fixed rate for long-term borrowings amounted to RMB321,318,142.37.

### X. Fair Value

#### 1) Financial instruments measured at fair value

There is no financial instrument measured at fair value in the Company

**2) Financial instruments measured at fair value at the end of report period**

There is no financial instrument measured at fair value at the end of report period

**3) Basis of determination of market price for the items measured at fair value**

There is no financial instrument measured at fair value in the Company.

**4) Information of fair value of financial assets and liabilities not measured at fair value**

The financial assets and liabilities not measured at fair value include: the accounts receivable, short-term borrowing, accounts payable, non-current liabilities and long-term borrowings matured within one year, investment in equities that are not quoted in active market and whose fair value cannot be measured reliably.

The Company's management gives a view that the difference between the book value of above-mentioned financial assets and liabilities not measured at fair value and the fair value is very small.

**XI. Related party relationship and transactions****1) Information of parent company of the Company**

Name	Registered address	Real estate development and operation	Registered capital	Holding proportion	Voting rights proportion
Beijing Grain Group Co., Ltd	Beijing	Investment management	90,000.00	28.95	28.95

The company's ultimate control is Beijing grain group co., LTD.

**2) The information of the Company's subsidiaries is set forth in Note 8-1 "Equities in the Subsidiaries".**

**3) The information of the Company's cooperative enterprises and associated enterprises is set forth in Note 8-3 "Equities in the cooperative enterprises and associated enterprises"**

**4) Information of Other Related Parties**

Name of Other Related Party	Relationship between other related party and the Company
Beijing Zhongjia Yangguang energy technology (Company) Co., Ltd.	With same controller
Beijing Xinxing Real Estate Development Corporation	The parent company of the original controlling shareholder
Beijing Wanfa Real Estate Development Co., Ltd	The original controlling shareholder
Mudanjiang City Development and Construction Co., Ltd	With same controller
Sanya Wanjia Industrial Co., Ltd	Associates
Sanya Wanjia Hotel Management Co., Ltd	With same controller
Heilongjiang Long as Culture Communication Co., Ltd	With same controller

**5) Transactions with related parties**

**(1) In regard with any subsidiary that has the control relationship with the Company and has been included in the Company's consolidated financial statements, its intercourse transaction and the transaction with the parent company has been offset.**

**(2) Relation of sales of goods and rendering of service**

Related party	Nature of related transaction	Year 2016	Year 2015
Beijing Zhongjia Sunny Energy Technology (Company) Co., Ltd.	Rent services		240,000.00
Total			240,000.00

**(3) Related party assets transfer, debt restructuring**

Related party	Nature of related transaction	Year 2016	Year 2015
Rounds of Beijing real estate development co., LTD	Equity transfer	277,332,301.49	

Rounds of Beijing real estate development co., LTD	Fixed assets transfer	35,000,000.00	
Total		312,332,301.49	

#### (4) Information of related guarantee

When the Company is the guarantor:

Guarantor	Amount	Beginning date of guarantee contract	Maturity date of guarantee contract	Guarantee obligation expired
Beijing Zhongjia Sunny Energy Technology (Company) Co., Ltd.	15,100,000.00	2013/9/12	2016/9/12	No
Total	15,100,000.00			

#### (4) Fund calling between related parties

As at 31 December 2016, the total amount of loan principal that Beijing Xinxing Real Estate Development corporation has been made to the Pearl River Holding has a balance of RMB84,778,095.18 with interest payable of RMB38,227,058.49.

As at 31 December 2016, the total amount of loan principal that the controlling shareholder Beijing Wanfa Real Estate Development Corporation has been made to the Pearl River Holding has a balance of RMB 0.00 with interest payable of RMB38,227,058.49.

As at 31 December 2016, the balance of borrowings and principal and interest of the Company to Beijing Grain Group Co., Ltd. was RMB 150,746,266.66.

#### (5) Remuneration of key management personnel (10 thousand yuan)

Item	Current Amount	Previous Amount
Key management personnel salary	149.95	154.90

#### (6) Accounts payable for related parties

##### (1) Accounts payable for related parties by the Company

Items	Company Name	31 December 2016	31 December 2014
Other payables	Beijing Xinxing Real Estate Development General company	84,778,095.18	156,497,912.90
Other payables	Beijing Wangfa Real Estate Development Holdings Co., Ltd		78,525,000.00
Other payables	Beijing Zhongjia Yangguang energy technology (Company) Co., Ltd.	3,586,021.00	3,970,021.00
Other payables	Mudanjiang city development and construction co., LTD	70,000.00	
Other payables	Sanya Wan Jia industrial co., LTD	1,133,732.83	
Other payables	Sanya Wan Jia hotel management co., LTD	10,187,745.63	
Other payables	Beijing grain group co., LTD	150,746,266.66	
Other payables	Heilongjiang Long as Culture Communication Co., Ltd	2,225,224.84	
	Total	252,727,086.14	238,992,933.90
Other receivables	Beijing Wangfa Real Estate Development Holdings Co., Ltd	35,000,000.00	
	Total	35,000,000.00	
Interest payable	Beijing Xinxing Real Estate Development General company	33,615,676.05	63,512,510.75
Interest payable	Beijing Wangfa Real Estate Development Holdings Co., Ltd.	38,227,058.49	40,887,006.87
	Total	71,842,734.54	104,399,517.62
Interest payable	Heilongjiang Long as Culture Communication Co., Ltd	2,710,880.79	

Items	Company Name	31 December 2016	31 December 2014
	Total	2,710,880.79	

## XII. Commitments and Contingency

### 1) Significant commitments

Not

### 2) Contingency incurred after the balance sheet

a)On Nov. 3, 2014, Hainan Fangyuan Law Firm submitted a case to the court in terms of ownership dispute of No. 57, 61, 62, 63 and 64 (original No. 101-105) parking lots of this company's underground parking garage in the Pearl River Plaza, and requested to handle the ownership certificate of parking lots. As of the date of audit report, the case has been tried, but has not been judged.

b)On Apr. 2, 2015, this company borrowed RMB 20,280,000 from the individual Zhanghua through Hainan Zhuye Investment Management Co., Ltd. and handled the collateral registration formalities. On Apr. 24, 2015, Hainan Zhuye Investment Management Co., Ltd. transferred the RMB 60,000 of debt in the borrowing of this company and Zhang Hua to Lin Xiaolian through signing Credit and Debt Transfer Agreement, and Hainan Zhuye Investment Management Co., Ltd. issued Letter of Guarantee at the same time and agreed to bear the joint and several guarantee responsibility. When the borrowing term has expired, because Hainan Zhuye Investment Management Co., Ltd. is suspected of being involved in illegally absorbing public deposit and has been registered by the public security organs for an investigation, then it temporarily fails to continuously perform the repayment obligations. Now Lin Xiaolian personally brings a borrowing contract dispute lawsuit to Hualong District People's Court of Longkou, Hainan. As of the date of audit report, the case's first-instance judgment has been dismissed, and will be tried again after the criminal case of Hainan Zhuye Investment Management Co., Ltd. is tried.

## XIII. Events after the balance sheet

### 1) Information of profit distribution

According to the eighth board resolution of the 22<sup>nd</sup> session of the company, there was no profit distribution plan in 2016 because of the losses.

### 2) Information of other events after the balance sheet date

Approved by financial report quoted, nothing else to explain events occurring after the date of the balance sheet.

## XIV. Other significant events

### 1) Guaranty events

The subsidiary company – Zhujiang Wanjia Tourism Investment Development Group Co., Ltd. in Mudanjiang City applied to Mudanjiang Branch of CCB for RMB 110,000,000 loans and entrusted Xinzhen Investment Guarantee Group Co., Ltd. in Heilongjiang Province to provide guarantee. The company provided the credit counter guarantee for Xinzhen Investment Guarantee Group Co., Ltd. in Heilongjiang Province, and the counter guarantee amount is RMB 45,000,000. By the end of March, 2017, Zhujiang Wanjia Tourism Investment Development Group Co., Ltd. in Mudanjiang City had repaid the above full loans, and the company had relieved the counter guarantee responsibility for Xinzhen Investment Guarantee Group Co., Ltd. in Heilongjiang Province.

### 2) Other events

(1)This company is planning a major asset restructuring, the matter had been approved by the State-owned Assets Supervision and Administration Commission of Peoples Government of Beijing Municipality on Jul. 21, 2016. The restructuring includes three transactions: Major asset replacement, purchases of assets through issuing shares and supporting financing. The transaction object is BGG Co., Ltd. and 100% equity of BGG Co., Ltd. held by other relevant parties. As of the date of audit report, Major Asset Replace, Purchases of Assets through Issuing Shares and Raising Supporting Fund Cum Associated Transaction Plan has been adopted through the Resolution of this Company's 30th Section of 7th Board Meeting, the Proposal on Meeting the Conditions of Major Asset Replace, Purchases of Assets through Issuing Shares and Raising Supporting Fund has been adopted by the Resolution of this Company's 2nd Section of 2016 Extraordinary Shareholders' Meeting.

(2)On Jul. 19, 2016, Beijing Wanfa Real Estate Development Co., Ltd. and BGG Co., Ltd. signed Equity Transfer Agreement, the Beijing Wanfa Real Estate Development Co., Ltd. will transfer its held 112,479,478 shares of all stocks of this company accounting for 26.36% of the listed company's total share number to the BGG Co., Ltd. The equity transfer matter has been approved by State-owned Assets Supervision and Administration Commission of the State Council, the equity transfer formalities had been completed on Sep. 5, 2016, currently, the actual controller has been changed as BGG Co., Ltd.

(3)This company signed trade contracts of purchasing chestnut, corn and soybean meal, etc. And issued commercial acceptance bills for the development of main agricultural product trade business.In order to resolve horizontal competitions between controlling shareholders and listed company, maintain the interests of listed company and medium and small shareholders, the company's new management decided to cancel the above-mentioned grain trade business and will take back all commercial acceptance bills issued. The above matters have been adopted through the Resolution of this Company's 8th Section of 8th Board Meeting. As of the date of audit report, the above trade contract has been cancelled, the commercial acceptance bills have been taken back. This company promised that it will not make any form of endorsement transfer for the commercial acceptance bill not in excess of presentment for payment term.

(4)This company's subsidiary Hubei Pearl River Real Estate Development Co., Ltd. Signed an agreement with Hubei Supply and Marketing XudongMinsheng Plaza Real Estate Co., Ltd. on Dec. 4, 2016 to transfer the legally-owned land plot located in No. 20, Fangji Road, Hongshan District, Wuhan City to Hubei Supply and Marketing XudongMinsheng Plaza Real Estate Co., Ltd., The transfer area is about 13560m<sup>2</sup> with a transfer price of RMB 135,000,000, the payment has been received, the handover formalities have not been handled.

## XV. Notes to significant items of the parent company's financial statements

### Note 1 Accounts receivable

#### 1) Disclosure of category details of accounts receivable:

Categories	Closing Balance					Book Value	
	Book Balance		Provision for Bad Account		Amounts		
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)			
Accounts receivable with significant single amount and individual provision for bad debts	8,856,207.60	74.15	8,856,207.60	100.00			
Accounts receivable with combinational withdrawal of the bad debt provision by credit risks characteristics	1,187,881.81	9.95	155,795.98	13.12	1,032,085.83		
Accounts receivable with non-significant single amount and individual provision for bad debts	1,898,690.60	15.90	1,898,690.60	100.00			
Total	11,942,780.01	100.00	10,910,694.18	—	1,032,085.83		

Continued:

Categories	Opening Balance					Book Value	
	Book Balance		Provision for Bad Account		Amounts		
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)			
Accounts receivable with significant single amount and individual provision for bad debts	7,761,707.60	65.27	7,761,707.60	100.00			
Accounts receivable with combinational withdrawal of the bad debt provision by credit risks characteristics	2,230,961.81	18.76	529,133.35	23.72	1,701,828.46		
Accounts receivable with non-significant single amount and individual provision for bad debts	1,898,690.60	15.97	1,898,690.60	100.00			
Total	11,891,360.01	100.00	10,189,531.55	—	1,701,828.46		

## Description of categories of accounts receivable:

(1) Accounts receivable with significant single amount and individual provision for bad debts at the end of period:

Name	Closing Balance			
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Hainan racing entertainment Co., LTD	2,406,158.00	2,406,158.00	100.00	Estimates cannot be brought back
Hainan Baoping company	2,218,494.43	2,218,494.43	100.00	Estimates cannot be brought back
Hainan centaline property agency	2,090,069.77	2,090,069.77	100.00	Estimates cannot be brought back
Singapore China holding co., LTD	1,094,500.00	1,094,500.00	100.00	Estimates cannot be brought back
Hainan dragon film studio	1,046,985.40	1,046,985.40	100.00	Estimates cannot be brought back
Total	8,856,207.60	8,856,207.60	—	Estimates cannot be brought back

(2) Accounts receivable with non-significant single amount and individual provision for bad debts at the end of period:

Name	Closing Balance			
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Haikou Peijie clothing company	497,520.00	497,520.00	100.00	Irrecoverable
Hainan International silver city Real estate company	451,712.00	451,712.00	100.00	Irrecoverable
Haikou Jingye trading development company	250,000.00	250,000.00	100.00	Irrecoverable
Hainan Jinhe Real estate company	119,446.00	119,446.00	100.00	Irrecoverable
Hainan Qiongshan Tianxin Pawn Investment company	112,116.50	112,116.50	100.00	Irrecoverable
Amount less than one hundred thousand yuan ( total of 13 )	467,896.10	467,896.10	100.00	Irrecoverable
Total	1,898,690.60	1,898,690.60	—	

(3) Accounts receivable in the combination which adopts aging analysis method to determine provision for bad debt:

Aging	Closing Balance			
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)	
Within 1 year	51,420.00	1,028.40	2.00	
1—2 years	918,807.39	45,940.37	5.00	
2—3 years			10.00	
3—4 years			20.00	
4—5 years			30.00	
Over 5 years	217,654.42	108,827.21	50.00	
Total	1,187,881.81	155,795.98	—	

Continued:

Aging	Opening Balance			
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)	
Within 1 year	942,807.39	18,856.14	2.00	
1—2 years	96,000.00	4,800.00	5.00	

Aging	Opening Balance		
	Accounts Receivable	Provision for Bad Account	Rate Chargeable (%)
2—3 years	100,000.00	10,000.00	10.00
3—4 years	102,000.00	20,400.00	20.00
4—5 years	100,000.00	30,000.00	30.00
Over 5 years	890,154.42	445,077.21	50.00
Total	2,230,961.81	529,133.35	—

**2) Situation of the current bad debt provision withdrawn, recovered or reversed:**

The amount of current bad debt provision reversed was RMB721,162.63.

**3) There is no money owed by the shareholders who hold more than 5% (5% is included) of voting shares of the Company in the closing accounts receivable.**

**4) Top 5 units of accounts receivable of the closing balance gathered on the basis of parties which owe the money:**

Name	Closing Balance	Ratio in Closing Amount of Accounts Receivable (%)	Bad Account Provisions Withdrawn
Hainan racing entertainment Co., LTD	2,406,158.00	20.15	2,406,158.00
Hainan Baoping company	2,218,494.43	18.58	2,218,494.43
Hainan Zhongyuan tenement agency company	2,090,069.77	17.50	2,090,069.77
Singapore China holding co., LTD	1,094,500.00	9.16	1,094,500.00
Hainan Longzhu Cinema City	1,046,985.40	8.77	1,046,985.40
Total	8,856,207.60	74.16	8,856,207.60

**5) There is no account receivable from the related party at the end of report period.**

**Note 2 Other Receivables**

**1) Disclosure of category details of other receivables**

Categories	Closing Balance				Book Value	
	Book Balance		Provision for Bad Account			
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)		
Other receivables with significant single amount and individual provision for bad debts	408,838,943.39	49.22	139,476,136.40	34.12	269,362,806.99	
Other receivables with combinational withdrawal of the bad debt provision by credit risks characteristics						
Combination 1 : Aging Combination	417,682,205.01		95,367,093.30		322,315,111.71	
Combination 2 : Receivables in the inter-companies in range of consolidation	107,303.90				107,303.90	
Totality of Combination	417,789,508.91	50.30	95,367,093.30	22.83	322,422,415.61	
Other receivables with non-significant single amount and individual provision for bad debts	3,963,362.46	0.48	3,963,362.46	100.00		
Total	830,591,814.76	100.00	238,806,592.16	----	591,785,222.60	

Continued:

Categories	Opening Balance					Book Value	
	Book Balance		Provision for Bad Account				
	Amounts	Ratio(%)	Amounts	Rate Chargeable (%)			
Other receivables with significant single amount and individual provision for bad debts	88,243,380.89	11.43	21,378,380.89	24.23	66,865,000.00		
Other receivables with combinational withdrawal of the bad debt provision by credit risks characteristics							
Combination 1 : Aging Combination	268,711,768.54		61,917,347.64		206,794,420.90		
Combination 2 : Receivables in the inter-companies in range of consolidation	410,950,908.14				410,950,908.14		
Totality of Combination	679,662,676.68	88.05	61,917,347.64	9.11	617,745,329.04		
Other receivables with non-significant single amount and individual provision for bad debts	4,044,702.36	0.52	3,972,014.34	98.20	72,688.02		
Total	771,950,759.93	100.00	87,267,742.87	—	684,683,017.06		

Description of categories of other receivables:

(1) Other receivables with significant single amount and individual provision for bad debts at the end of period:

Name	Closing Balance			
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Hainan Yangtze River Travel	1,000,000.00	1,000,000.00	100	Irrecoverable
Xinhua Liming Aviation Decoration Company	1,208,804.70	1,208,804.70	100	Irrecoverable
Dabao Cement Factory	1,901,383.56	1,901,383.56	100	Irrecoverable
Hainan Shenhai Real Estate Co., Ltd.	1,029,850.32	1,029,850.32	100	Irrecoverable
Shenzhen State-Investment Securities Co., Ltd.	1,409,934.28	1,409,934.28	100	Irrecoverable
Shenzhen Zhuce Real Estate Company	1,550,278.23	1,550,278.23	100	Irrecoverable
Sanya Land and Housing Administration	1,000,000.00	1,000,000.00	100	Irrecoverable
Jinguang Real Estate Company	1,752,100.00	1,752,100.00	100	Irrecoverable
Dingjia International Co., Ltd.	2,725,702.71	2,725,702.71	100	Irrecoverable
Hainan Zhongda Real Estate Company	2,210,779.10	2,210,779.10	100	Irrecoverable
Hainan Enxin Industry Co., Ltd.	2,314,592.00	2,314,592.00	100	Irrecoverable
Haikou Industrial Development Import and Export Co., Ltd.	1,392,430.00	1,392,430.00	100	Irrecoverable
Hainan macun port harbor company	6,000,000.00	6,000,000.00	100	Irrecoverable
Singapore China holding co., LTD	16,981,016.24	16,981,016.24	100	Irrecoverable

Name	Closing Balance			
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Hainan pearl river industrial co., LTD., Shanghai real estate company	68,810,525.99	1,882,525.99	2.74	According to the expected amount provision shall not withdraw
Mudanjiang city pearl river Wan Jia tourism investment development group co., LTD	246,195,408.23	70,855,952.42	28.78	According to the expected amount provision shall not withdraw
Hebei is the pure real estate development co., LTD	47,726,138.03	22,732,273.67	47.63	According to the expected amount provision shall not withdraw
Beijing nine on culture development co., LTD	3,630,000.00	1,528,513.18	42.11	According to the expected amount provision shall not withdraw
Total	408,838,943.39	139,476,136.40	—	

(2) Other receivables with non-significant single amount and individual provision for bad debts at the end of period

Name	Closing Balance			
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)	Reasons of Withdrawal
Sell Dabao cement on a commission basis	560,610.00	560,610.00	100.00	Irrecoverable
Hainan Development Bank	440,000.00	440,000.00	100.00	Irrecoverable
Hainan Sanli Industry and Trade Company	283,478.62	283,478.62	100.00	Irrecoverable
Chamber of Commerce of Hainan Province	270,000.00	270,000.00	100.00	Irrecoverable
Telephone rate of customers of PEARL RIVER Square	268,542.54	268,542.54	100.00	Irrecoverable
China Construction Sixth Engineering Division Group, Ltd	260,335.00	260,335.00	100.00	Irrecoverable
Huazhou Jianan Company	200,000.00	200,000.00	100.00	Irrecoverable
PEARL RIVER Advertisement Company	184,911.62	184,911.62	100.00	Irrecoverable
Initial installation charge of telephone	156,271.60	156,271.60	100.00	Irrecoverable
Amount below RMB150000 (23 units)	1,339,213.08	1,339,213.08	100.00	Irrecoverable
Total	3,963,362.46	3,963,362.46	—	

(3) Other receivables in the combination which adopts aging analysis method to determine provision for bad debt:

Aging	Closing Balance		
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)
Within 1 year	166,613,450.01	3,332,269.00	2
1—2 years	20,000,000.00	1,000,000.00	5
2—3 years			10
3—4 years	30,085,000.00	6,017,000.00	20
4—5 years	77,370,266.00	23,211,079.80	30
Over 5 years	123,613,489.00	61,806,744.50	50

Aging	Closing Balance		
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)
Total	417,682,205.01	95,367,093.30	---

Continued:

Aging	Opening Balance		
	Other Receivables	Provision for Bad Account	Rate Chargeable (%)
Within 1 year	22,414,335.66	448,286.72	2
1—2 years	1,393,200.00	69,660.00	5
2—3 years	31,393,200.00	3,139,320.00	10
3—4 years	78,693,146.00	15,738,629.20	20
4—5 years	124,437,458.54	37,331,237.56	30
Over 5 years	10,380,428.34	5,190,214.16	50
Total	268,711,768.54	61,917,347.64	—

In the company portfolio, except that the subsidiaries, such as Mudanjiang River Group Company, Jiubo Company and HebeiZhengshiQinghui Company within the scope of company merger conduct calculation and withdrawal of the bad-debt reserves, the accounts receivable among the companies within other merger scope do not conduct the calculation and withdrawal of bad-debt reserves.

## 2) Situation of the current bad debt provision withdrawn, recovered or reversed

The amount of current bad debt provision withdrawn was RMB151,538,849.29.

## 3) Category of other receivables under the natures of accounts

Item	Closing Balance	Opening Balance
Investment	250,400,000.00	250,400,000.00
Intercourse Funds with Related Parties	403,157,641.37	479,698,434.13
Borrowing, Interest	16,981,016.24	16,981,016.24
Other	160,053,157.15	24,871,309.56
Total	830,591,814.76	771,950,759.93

## 4) There is no money owed by the shareholders who hold more than 5% (5% is included) of voting shares of the Company in the closing other receivables.

## 5) Top 5 units of other receivables of the closing balance gathered on the basis of parties which owe the money:

Name	Nature of Money	Closing Balance	Aging	Ratio in Closing Amount of Other Receivables (%)	Closing Balance of Bad Debt Provisions
Mudanjiang Pearl River Wanjia Tourism Investment Development Group	Borrowing	246,195,408.23	1-5years 、 over 5 years	29.64	70,855,952.42
Beijing science and technology development co., LTD	Intercourse Funds	112,720,000.00	Within 1 year	13.57	2,254,400.00
Public Investment Co., Ltd	Money for Project Combination	100,400,000.00	4-5years、 over 5 years	12.09	42,800,000.00
Beijing Kangtai	Money for	100,000,000.00	4-5years、 over 5	12.04	42,000,000.00

Name	Nature of Money	Closing Balance	Aging	Ratio in Closing Amount of Other Receivables (%)	Closing Balance of Bad Debt Provisions
Xingye Investment Co.,Ltd	Cooperation with Project		years		
Hainan pearl river industrial co., LTD., Shanghai real estate company	Intercourse Funds	68,810,525.99	1-5 years、 over 5 years	8.28	1,882,525.99
Total		628,125,934.22		75.62	159,792,878.41

**Note 3 Long-term Equity Investment**

Nature of Money	Closing Balance			Opening Balance		
	Book Balance	Impairment Provision	Book Value	Book Balance	Impairment Provision	Book Value
Investment in subsidiaries	179,420,000.00	110,100,000.00	69,320,000.00	299,420,000.00	40,000,000.00	259,420,000.00
Investment in associated companies	32,393,800.55		32,393,800.55	33,811,762.82		33,811,762.82
Total	211,813,800.55	110,100,000.00	101,713,800.55	333,231,762.82	40,000,000.00	293,231,762.82

**1) Investment in subsidiaries**

Investee	Initial Investment Cost	Opening Balance	Current Increase	Current Decrease	Closing Balance	Current Impairment Provision Withdrawn	Closing Balance of Impairment Provision
Hainan PEARL RIVER Property and Hotel Management Co., Ltd.	4,900,000.00	4,900,000.00			4,900,000.00		
Hubei PEARL RIVER Real Estate Development Co., Ltd.	64,420,000.00	64,420,000.00			64,420,000.00		
Sanya Wanjia Hotel Management Co., Ltd.	120,000,000.00	120,000,000.00		120,000,000.00			
Hainan pearl river industrial co., LTD., Shanghai real estate company	40,000,000.00	40,000,000.00			40,000,000.00		40,000,000.00
Mudanjiang PEARL RIVER Wanjia Tourist Investment Development Group Co., Ltd.	60,000,000.00	60,000,000.00			60,000,000.00	60,000,000.00	60,000,000.00
Beijing Jiubo Culture Development Co., Ltd.	5,000,000.00	5,000,000.00			5,000,000.00	5,000,000.00	5,000,000.00
Hebei Zhengshi Qinghui Real Estate Development Co., Ltd.	5,100,000.00	5,100,000.00			5,100,000.00	5,100,000.00	5,100,000.00
Total	299,420,000.00	299,420,000.00		120,000,000.00	179,420,000.00	70,100,000.00	110,100,000.00

Investee	Initial Investment Cost	Opening Balance	Current Increase	Current Decrease	Closing Balance	Current Impairment Provision Withdrawn	Closing Balance of Impairment Provision
				00	0		

## 2) Investment in cooperative enterprises and associated enterprises

Investee	Opening Balance	Current Increase or Decrease			
		Additional Contribution	Contribution Reduced	Investment Results Recognized by Equity Method	Adjustment of Other Comprehensive Income
1. Associated Enterprises					
Sanya Wanjia Industry Co., Ltd.	33,811,762.82			-1,417,962.27	
Total	33,811,762.82			-1,417,962.27	

Continued:

Investee	Current Increase or Decrease				Closing Balance	Closing Balance of Impairment Reserve
	Change of Other Equities	Declared to grant cash dividends or profits	Impairment Provision Withdrawn	Other		
1. Associated Enterprises						
Sanya Wanjia Industry Co., Ltd.					32,393,800 .55	
Total					32,393,800 .55	

## Note 4 Operating income and operating cost

### 1) Operating income and operating cost

Item	Current Amount		Previous Amount	
	Income	Cost	Income	Cost
Other Business	1,237,868.46	324,585.35	1,683,542.77	355,593.60
Total	1,237,868.46	324,585.35	1,683,542.77	355,593.60

## Note 5 Investment income

Item	Current Amount	Previous Amount
Investment Income from the Long-term Equity Measured Under Equity Method	-1,417,962.27	-653,142.80
Disposal of available for sale financial assets investment returns		126,642,755.05
Disposing of a long-term equity investment of investment gains	-51,592,300.00	
Total	-53,010,262.27	125,989,612.25

## XVI. Supplementary information

### 1) Breakdown of non-recurring profit or loss

Items	Amount	Description
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Items	Amount	Description
Profit and loss on disposal of non-current assets	20,396,783.99	
Fund occupation fee from non-financial enterprises included in the current profit and loss	3,181,935.37	
In addition to the normal operation of the same business related effective hedging business, holding the fair value of financial assets transaction, transaction financial liabilities generated by the movement of the profit and loss, and the disposal of trading financial assets, financial liabilities held for trading and available for sale financial assets to obtain investment income		
Others non-operating income and expenses excluded as above	-12,209,903.28	
Enterprise restructuring charges	-17,131,886.78	
Other satisfies the definition of non-recurring gains and losses and losses of the project	212,241,418.08	
Income tax influence the forehead	1,257,728.05	
Rights and interests of minority shareholders influence the forehead (after tax)	559,066.45	
Total	208,295,141.88	

## 2) Return on equity (ROE) and earnings per share ("EPS")

Profit During Report Period	Weighted average return on net assets (%)	Earnings per share	
		Basic earnings per share	Diluted earnings per share
Net profit attributable to ordinary shareholders of the Company		0.17	0.17
Net profit after deduction of non-recurring profits or losses attributable to ordinary shareholders of the Company		-0.32	-0.32

## 3) Abnormal financial statements items ("F/S items") and description of reasons

### (1) Consolidated balance sheet of consolidated financial statements

Item	Closing Balance	Opening Balance	Ratio of Change	Reason of Change
prepayments	67,598,789.02	108,236,943.90	-37.55%	This is mainly caused by the carry-over cost of Luxurious Green Phase III engineering cost repaid by the subsidiary Hubei Real Estate.
Other receivables	2,710,880.79		100.00%	This is mainly caused by the increase of intercourse funds between the company and Beijing Runshun Technology Co., Ltd.
inventory	350,870,047.05	256,036,391.03	37.04%	This is mainly caused by the carry-over cost after the house delivery of Luxurious Green Phase III of the subsidiary HuBei Pearl River.
Other liquid assets	297,867,807.05	531,145,489.05	-43.92%	This is mainly caused by the accepting the relevant taxes of Hubei property.
Available for sale financial assets	8,714,139.07		100.00%	This is mainly caused by the newly-increased foreign investment of the subsidiary.
Fixed assets	30,824,994.90	11,411,309.90	170.13%	This is mainly caused by the subsidiary's asset sale.
Intangible assets	220,409,931.29	409,326,778.05	-46.15%	This is mainly caused by the merger scope changes caused due to the equity disposal of the original subsidiary Sanya Hotel Company.
Long-term prepaid expenses	3,692,130.10	29,519,153.74	-87.49%	This is mainly caused by the merger scope changes caused due to the equity disposal of the original subsidiary LONGSEE MEDIA.
Deferred tax assets	2,083,962.89	8,029,043.26	-74.04%	This is mainly caused by the company qingcheng mountain period III accepting the income tax property advance of Hubei.

Item	Closing Balance	Opening Balance	Ratio of Change	Reason of Change
Accounts payable	4,985,486.50		100.00%	This is mainly caused by the increase of the provisionally-estimated late engineering cost of the subsidiary Hubei Pearl Reviver Real Estate.
Payable taxes	77,627,005.61	24,313,483.40	219.28%	This is mainly caused by the subsidiary's preparation of calculating the assets devalue, the enterprise income tax calculated and withdrawn due to disposal of equity without pre-tax deduction, and the land increase tax and enterprise income tax calculated and withdrawn due to the subsidiary Hubei Real Estate delivering house to confirm income cost.
Interest payable	84,404,890.27	-5,255,663.63	1705.98%	This is mainly caused by the merger scope changes caused due to the subsidiary repaying the financing interest of Chongqing Trust and the equity disposal of the original subsidiary Sanya Hotel Company.
Non-current liabilities due within one year	86,294,850.36	178,429,980.05	-51.64%	This is mainly caused by the merger scope changes caused due to the subsidiary repaying the loan overdued within a year and the equity disposal of the original subsidiary Sanya Hotel Company.
Long-term borrowing	78,710,181.59	353,287,364.69	-77.72%	This is mainly caused by the subsidiary Hubei Real Estate Company to repay bank borrowing.
Capital reserves	73,666,666.66	390,333,333.34	-81.13%	This is mainly caused by the consideration of the equity disposal of the original subsidiary Sanya Hotel Company higher than appraisal value.
Rights and interests of minority shareholders	543,615,438.94	334,690,837.45	62.42%	This is mainly caused by the subsidiary Hubei Real Estate Company's profits for the year.

## (2) Consolidated Profit Statement and Cash Flow Statement

Item	Closing Balance	Opening Balance	Ratio of Change	Reason of Change
Operating income	969,140,915.32	267,068,750.88	262.88%	This is mainly caused by the subsidiary Hubei Real Estate delivering Luxurious Green Phase III to confirm income.
Operating cost	705,844,141.38	208,475,239.56	238.57%	This is mainly caused by the subsidiary Hubei Real Estate delivering Luxurious Green Phase III to carry-over cost.
Taxes and surcharges	87,047,635.88	15,324,879.59	468.02%	This is mainly caused by the subsidiary Hubei Real Estate delivering Luxurious Green Phase III to accrued taxes.
sales expense	21,903,094.54	13,150,025.48	66.56%	This is mainly caused by the increase of the sales agency fee of the subsidiary Hubei Pearl Reviver.
Financial expenses	78,742,377.49	122,512,226.74	-35.73%	This is mainly caused by the interest no longer paid due to the company repaying the expired borrowing.
Investment	210,928,088.57	126,095,109.54	67.28%	This is mainly caused by the equity disposal of the original subsidiary Sanya Hotel Company to realize the investment returns in the merger level.
Non-operating income	23,803,424.50	3,501,882.36	579.73%	This is mainly caused by the profits obtained due to the disposal of non-current assets.
Operating expenses	15,616,543.79	1,390,348.78	1023.21%	This is mainly caused by the compensation paid by the company and deferred compensation paid by the subsidiary Hubei Real Estate Company.
Income tax expense	57,173,310.63	16,704,237.23	242.27%	This is mainly caused by the subsidiary's preparation of calculating the assets devalue, the enterprise income tax calculated and withdrawn due to disposal of equity without pre-tax deduction, and the land increase tax and enterprise income tax calculated and withdrawn due to the subsidiary Hubei Real Estate delivering house to confirm income cost.
Minority gains and losses	4,179,154.18	-19,547,638.49	121.38%	This is mainly caused by the subsidiary Hubei Real Estate Company's profits.
Other comprehensive		-125,127,595.63	100.00%	This is mainly caused by southwest securities carry forward other comprehensive income by the transfer of the previous period, this

Item	Closing Balance	Opening Balance	Ratio of Change	Reason of Change
Operating income	969,140,915.32	267,068,750.88	262.88%	This is mainly caused by the subsidiary Hubei Real Estate delivering Luxurious Green Phase III to confirm income period due to this business.
Net cash flows from investing activities	530,690,704.65	132,040,295.78	301.92%	This is mainly caused by the disposal of cashes received by the subsidiary Sanya Hotel Company in the current period.
Net cash flows from financing activities	-752,863,299.42	-263,281,982.24	-185.95%	This is mainly caused by the company to repay most of foreign borrowing.

**Hainan Pearl River Holding Company Limited**

**28 April , 2017**