YIDA 亿达

YIDA CHINA HOLDINGS LIMITED
億 達 中 國 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3639)

ANNOUNCEMENT OF UNAUDITED INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2017

FINANCIAL HIGHLIGHTS

For the six months ended 30 June 2017 (the "**Period**"):

1. Recognised revenue amounted to RMB3,044.37 million, representing an increase of 7.5% as compared to the same period in 2016, of which:
   - the income derived from sale of properties was RMB2,527.95 million, representing an increase of 15.8% as compared to the same period in 2016;
   - the rental income was RMB186.67 million, representing a decrease of 1.6% from the corresponding period of last year;
   - the income from business park operation and management services was RMB35.74 million, representing an increase of 29.5% as compared to the same period in 2016;
   - the income from construction, decoration and landscaping was RMB122.26 million, representing a decrease of 58.2% as compared to the same period in 2016;
   - the income from property management was RMB171.75 million, representing an increase of 22.4% as compared to the same period in 2016;
2. The gross profit amounted to RMB864.59 million, and the gross profit margin was 28.4%;
3. The net profit amounted to RMB252.08 million, and the net profit margin was 8.3%;
4. Profit attributable to equity owners amounted to RMB203.16 million;
5. Basic earnings per share were RMB7.86 cents; and
6. The Board does not recommend any payment of interim dividend.

FINANCIAL INFORMATION

The board of directors (the "**Board**") of Yida China Holdings Limited (the "**Company**") hereby announces the unaudited consolidated results of the Company and its subsidiaries (the "**Group**") for the six months ended 30 June 2017 together with comparative figures for the corresponding period in 2016.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2017

		Six months ended 30 June	
		2017	2016
	Notes	***RMB'000***	*RMB'000*
		(Unaudited)	(Unaudited)
REVENUE	*4*	**3,044,374**	2,832,638
Cost of sales		**(2,179,782)**	(1,949,480)
Gross profit		**864,592**	883,158
Other income and gains	*4*	**32,060**	49,957
Selling and marketing expenses		**(100,454)**	(73,084)
Administrative expenses		**(162,450)**	(175,778)
Other expenses		**(97,681)**	(82,006)
Fair value gains on investment properties		**59,691**	46,784
Finance costs	*6*	**(174,122)**	(117,553)
Share of profits and losses of:			
Joint ventures		**21,735**	27,099
Associates		**(17,269)**	(37,642)
PROFIT BEFORE TAX	*5*	**426,102**	520,935
Income tax expenses	*7*	**(174,024)**	(249,589)
PROFIT FOR THE PERIOD		**252,078**	271,346
Attributable to:			
Owners of the parent		**203,163**	273,870
Non-controlling interests		**48,915**	(2,524)
		252,078	271,346
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT			
Basic and diluted (RMB per share)	*9*	**7.86 cents**	10.60 cents

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the six months ended 30 June 2017

	Six months ended 30 June	
	2017	2016
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
PROFIT FOR THE PERIOD	**252,078**	271,346
Other comprehensive income to be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**32,614**	(13,412)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**284,692**	257,934
Attributable to:		
Owners of the parent	**235,777**	260,458
Non-controlling interests	**48,915**	(2,524)
	284,692	257,934

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2017

	Note	**30 June 2017** *RMB'000* **(Unaudited)**	31 December 2016 *RMB'000* (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		**82,496**	89,594
Investment properties		**11,921,079**	11,795,033
Investments in joint ventures		**1,692,559**	1,669,217
Investments in associates		**468,866**	479,425
Prepayments for acquisition of land		**2,193,842**	2,107,462
Land held for development for sale		**529,677**	730,421
Other receivables		**442,817**	614,895
Intangible assets		**16,283**	17,177
Available-for-sale investments		**24,540**	24,540
Deferred tax assets		**119,456**	141,330
Total non-current assets		**17,491,615**	17,669,094
CURRENT ASSETS			
Inventories		**12,744**	8,172
Land held for development for sale		**607,203**	607,203
Properties under development		**4,636,975**	6,919,490
Completed properties held for sale		**5,034,776**	3,784,559
Prepayments for acquisition of land		**249,655**	249,655
Gross amounts due from contract customers		**142,095**	132,940
Trade receivables	*10*	**602,519**	814,411
Prepayments, deposits and other receivables		**3,193,488**	2,679,039
Prepaid corporate income tax		**54,551**	30,613
Prepaid land appreciation tax		**169,519**	161,174
Restricted cash		**1,280,810**	1,047,113
Cash and cash equivalents		**3,487,268**	1,856,039
Total current assets		**19,471,603**	18,290,408

	Notes	**30 June 2017 RMB'000 (Unaudited)**	31 December 2016 RMB'000 (Audited)
CURRENT LIABILITIES			
Gross amounts due to contract customers		**512,986**	518,183
Receipts in advance		**2,319,721**	2,787,291
Trade payables	*11*	**2,285,973**	2,633,113
Other payables and accruals		**1,393,535**	1,500,759
Derivative financial instruments		**546,190**	491,403
Interest-bearing bank loans and other borrowings	*12*	**4,943,663**	4,072,068
Tax payables		**377,466**	600,580
Provision for land appreciation tax		**335,106**	399,063
Total current liabilities		**12,714,640**	13,002,460
NET CURRENT ASSETS		**6,756,963**	5,287,948
TOTAL ASSETS LESS CURRENT LIABILITIES		**24,248,578**	22,957,042
NON-CURRENT LIABILITIES			
Interest-bearing bank loans and other borrowings	*12*	**12,095,367**	10,938,707
Other payables		**—**	73,370
Deferred tax liabilities		**1,813,697**	1,798,436
Total non-current liabilities		**13,909,064**	12,810,513
Net assets		**10,339,514**	10,146,529
EQUITY			
Equity attributable to owners of the parent			
Issued capital	*13*	**159,418**	159,418
Reserves		**9,859,414**	9,712,922
		10,018,832	9,872,340
Non-controlling interests		**320,682**	274,189
Total equity		**10,339,514**	10,146,529

NOTES TO INTERIM FINANCIAL INFORMATION

30 June 2017

1. CORPORATE AND GROUP INFORMATION

Yida China Holdings Limited (the "Company") was incorporated in the Cayman Islands on 26 November 2007 as an exempted company with limited liability under the Companies Law, Cap 22 of the Cayman Islands. The registered office address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

The Company is an investment holding company. During the Period, the Company and its subsidiaries (collectively referred to as the "Group") were principally involved in property development, property investment, business park operation and management, property construction, decoration and landscaping and property management in Dalian, Wuhan, Shenyang, Beijing, Shanghai, Tianjin, Zhengzhou, Hefei, Xi'an, Suzhou, Hangzhou, Shenzhen, Changsha and Chengdu, the People's Republic of China (the "PRC" or "Mainland China").

In the opinion of the directors of the Company (the "Directors"), the holding company of the Company is Jiayou (International) Investment Limited, which is incorporated in the British Virgin Islands, and the ultimate holding company of the Company is China Minsheng Investment Corp., Ltd..

2.1 BASIS OF PREPARATION

The unaudited condensed consolidated interim financial information has been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with Hong Kong Accounting Standard ("HKAS") 34 "Interim financial reporting" issued by the Hong Kong Institute of Certified Public Accountants.

2.2 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and basis of preparation adopted in the preparation of the unaudited condensed consolidated interim financial information are consistent with those of the Group as set out in the Group's annual financial statements for the year ended 31 December 2016, except for the following revised Hong Kong Financial Reporting Standards (the "HKFRSs") that have been adopted by the Group for the first time in 2017 for the current period's interim financial information.

Amendments to HKAS 7	*Disclosure Initiative*
Amendments to HKAS 12	*Recognition of Deferred Income Tax Assets for Unrealised Losses*
Annual improvements 2014–2016 cycle	Amendments to a number of HKFRSs

The adoption of revised HKFRSs has had no significant financial effect on unaudited condensed consolidated interim financial information.

2.3 IMPACT OF ISSUED BUT NOT EFFECTIVE HKFRSS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in the unaudited condensed consolidated interim financial information.

Amendments to HKFRS 2	*Classification and Measurement of Share-based Payment Transactions*[1]
Amendments to HKFRS 4	*Applying HKFRS 9 Financial Instruments with HKFRS 4 Insurance Contracts*[1]
HKFRS 9	*Financial Instruments*[1]
Amendments to HKFRS 10 and HKAS 28 (2011)	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[3]
HKFRS 15	*Revenue from Contracts with Customers*[1]
Amendments to HKFRS 15	*Clarifications to HKFRS 15 Revenue from Contracts with Customers*[1]
HKFRS 16	*Leases*[2]
Amendments to HKAS 40	*Transfer of Investment Property*[1]

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

The Group is in the process of making an assessment of the impact of the new and revised HKFRSs upon initial application, certain of which may be relevant to the Group's operation and may result in changes in the Group's accounting policies, and changes in presentation and measurement of certain items of the Group's unaudited condensed consolidated interim financial information.

3. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has six reportable operating segments as follows:

(a) the property development segment engages in the development and sale of properties;

(b) the property investment segment invests in properties for their rental income and/or for capital appreciation potential;

(c) the business park operation and management segment engages in the provision of operation and management services to the business park projects owned by the local governments or other real estate developers;

(d) the construction, decoration and landscaping segment engages in project construction, the provision of interior decoration work to property buyers and landscaping services to property projects;

(e) the property management segment engages in the provision of management services to properties; and

(f) the others segment comprises corporate income and expense items.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/loss, which is a measure of adjusted profit/loss before tax. The adjusted profit/loss before tax is measured consistently with the Group's profit/loss before tax except that interest income, dividend income and unallocated gains, corporate and other unallocated expenses and finance costs are excluded from such measurement.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the then prevailing market prices.

During the six months ended 30 June 2017 and 2016, no revenue from transactions with a single external customer amounted to 10% or more of the Group's total revenue.

For the six months ended 30 June 2017

(Unaudited)	**Property development** *RMB'000*	**Property investment** *RMB'000*	**Business park operation and management** *RMB'000*	**Construction, decoration and landscaping** *RMB'000*	**Property management** *RMB'000*	**Others** *RMB'000*	**Total** *RMB'000*
Segment revenue:							
Sales to external customers	**2,527,951**	**186,672**	**35,741**	**122,259**	**171,751**	**—**	**3,044,374**
Segment results	**433,558**	**197,356**	**9,622**	**4,432**	**15,270**	**(34,469)**	**625,769**
Reconciliation:							
Interest income							**27,988**
Dividend income and unallocated gains							**1,254**
Corporate and other unallocated expenses							**(54,787)**
Finance costs							**(174,122)**
Profit before tax							**426,102**
Income tax expenses							**(174,024)**
Profit for the period							**252,078**

For the six months ended 30 June 2016

(Unaudited)	Property development *RMB'000*	Property investment *RMB'000*	Business park operation and management *RMB'000*	Construction, decoration and landscaping *RMB'000*	Property management *RMB'000*	Others *RMB'000*	Total *RMB'000*
Segment revenue:							
Sales to external customers	2,182,869	189,633	27,595	292,211	140,330	—	2,832,638
Segment results	427,817	240,000	(7,615)	22,061	24,150	(12,599)	693,814
Reconciliation:							
Interest income							20,893
Dividend income and unallocated gains							1,171
Corporate and other unallocated expenses							(77,390)
Finance costs							(117,553)
Profit before tax							520,935
Income tax expenses							(249,589)
Profit for the period							271,346

4. REVENUE, OTHER INCOME AND GAINS

Revenue represents the gross proceeds from the sale of properties, rental income received and receivable from investment properties, property management income received and receivable, an appropriate proportion of contract revenue from construction, decoration and landscaping, and business park operation and management service income received and receivable from the provision of operation and management services to the business park projects, all net of business tax, value-added tax and surcharges, during the Period.

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

	For the six months ended 30 June	
	2017	2016
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Revenue		
Sale of properties	**2,527,951**	2,182,869
Rental income	**186,672**	189,633
Business park operation and management service income	**35,741**	27,595
Construction, decoration and landscaping income	**122,259**	292,211
Property management income	**171,751**	140,330
	3,044,374	2,832,638
Other income and gains		
Interest income	**27,988**	20,893
Dividend income	**1,254**	1,171
Government subsidies	**1,430**	1,697
Gain on re-measurement of existing interest in a joint venture to date of obtaining control fair value	**—**	24,354
Others	**1,388**	1,842
	32,060	49,957

5. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging:

	For the six months ended 30 June	
	2017	2016
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Cost of properties sold	**1,853,401**	1,527,389
Cost of services provided	**251,762**	364,704
Depreciation	**6,978**	7,480
Amortisation of intangible assets	**2,516**	1,137
Fair value losses of derivative financial instruments	**54,787**	77,390
Direct operating expenses (including repairs and maintenance) arising on rental-earning investment properties	**74,619**	57,387

6. FINANCE COSTS

	For the six months ended 30 June	
	2017	2016
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Interest on bank and other loans	**551,472**	612,784
Less: Interest capitalised	**(377,350)**	(495,231)
	174,122	117,553

7. INCOME TAX EXPENSES

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the six months ended 30 June 2017 and 2016. The income tax for the subsidiaries operating in Mainland China is calculated at the applicable tax rates on the taxable profits for the six months ended 30 June 2017 and 2016.

An analysis of the income tax charges for the Period is as follows:

	For the six months ended 30 June	
	2017	2016
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Current:		
PRC corporate income tax	**139,804**	152,856
PRC land appreciation tax ("**LAT**")	**88,425**	98,329
Overprovision of PRC LAT in prior years*	**(91,340)**	(39,631)
	136,889	211,554
Deferred:		
Current period	**14,300**	28,127
Reversal of deferred tax assets on PRC LAT overprovided in prior years	**22,835**	9,908
	37,135	38,035
Total tax charge for the Period	**174,024**	249,589

* During the Period, the Group filed and agreed with the local tax bureau in the PRC the computation for the LAT of certain property development projects that had been completed and sold in previous years. As a result of the local tax bureau's assessments, the Group has reversed and recognised an overprovision of LAT on the relevant property development projects of RMB91,340,000 (six months ended 30 June 2016: RMB39,631,000) in the consolidated statement of profit or loss.

8. INTERIM DIVIDEND

The Company resolved not to declare an interim dividend for the six months ended 30 June 2017 (six months ended 30 June 2016: Nil).

9. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of basic and diluted earnings per share amounts for the Period is based on the profit for the Period attributable to the ordinary equity holders of the parent of RMB203,163,000 (six months ended 30 June 2016: RMB273,870,000), and the weighted average number of ordinary shares of 2,583,970,000 (six months ended 30 June 2016: 2,583,970,000) in issue during the Period.

No adjustment has been made to the basic earnings per share presented for the six months ended 30 June 2017 and 2016 as the Group had no potentially dilutive ordinary shares in issue during those periods.

10. TRADE RECEIVABLES

	30 June 2017	31 December 2016
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Trade receivables	**621,789**	833,681
Impairment	**(19,270)**	(19,270)
	602,519	814,411

Trade receivables mainly represent receivables for contract works. The payment terms of contract works receivables are stipulated in the relevant contracts.

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

	30 June 2017	31 December 2016
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Neither past due nor impaired		
Within 1 year	**450,650**	630,848
1 to 2 years	**97,663**	82,278
Over 2 years	**21,666**	67,028
Past due but not impaired		
1 to 2 years	**32,540**	34,257
	602,519	814,411

The movements in provision for impairment of trade receivables are as follows:

	30 June 2017 RMB'000 (Unaudited)
At beginning of period	**19,270**
Impairment losses recognised	**—**
At end of period	**19,270**

Included in the above provision for impairment of trade receivables is a provision for individually impaired trade receivables of RMB19,270,000 with a carrying amount before provision of RMB19,270,000.

The individually impaired trade receivables relate to a customer that was in financial difficulties and the receivables was expected not to be recovered.

Receivables that were neither past due nor impaired relate to a large number of diversified customers for whom there was no recent history of default.

As at 31 December 2016, included in the Group's trade receivables are amounts due from related companies controlled by Yida Group Co., Ltd. (a company controlled by Right Won Management Limited, the former ultimate holding company of the Company) of RMB24,386,000, which are repayable on credit terms similar to those offered to the major customers of the Group.

As at 30 June 2017, included in the Group's trade receivables are amounts due from the Group's joint ventures of RMB151,837,000 (31 December 2016: RMB126,214,000), which are repayable on credit terms similar to those offered to the major customers of the Group.

As at 30 June 2017, included in the Group's trade receivables are amounts due from the Group's associates of RMB73,234,000 (31 December 2016: RMB95,375,000), which are repayable on similar credit terms to those offered to the major customers of the Group.

11. TRADE PAYABLES

An aged analysis of the trade payables as at the end of the Period, based on the invoice date, is as follows:

	30 June 2017 ***RMB'000*** **(Unaudited)**	31 December 2016 *RMB'000* (Audited)
Due within 1 year or on demand	**1,701,082**	1,922,538
Due within 1 to 2 years	**584,891**	710,575
	2,285,973	2,633,113

The trade payables are non-interest-bearing and unsecured.

As at 30 June 2017, included in the Group's trade payables are amounts due to the Group's joint venture of RMB62,729,000 (31 December 2016: RMB72,755,000), which are unsecured, interest-free and repayable within one to two years.

12. INTEREST-BEARING BANK AND OTHER BORROWINGS

	30 June 2017 (Unaudited)			31 December 2016 (Audited)		
	Effective interest rate ***(%)***	**Maturity**	***RMB'000***	Effective interest rate *(%)*	Maturity	*RMB'000*
Current						
Bank loans — secured	**2.07–7.35**	**2017–2018**	**2,681,213**	4.09–8.71	2017	2,549,688
Other loans — secured	**1.20–12.00**	**2017–2018**	**2,227,970**	1.20–12.00	2017	1,487,900
Other loans — unsecured	**3.00–4.75**	**2018**	**34,480**	3.00–4.75	2017	34,480
			4,943,663			4,072,068
Non-current						
Bank loans — secured	**3.58–7.35**	**2018–2024**	**4,647,151**	3.58–8.71	2018–2024	4,574,800
Other loans — secured	**1.20–10.60**	**2018–2025**	**2,426,200**	1.20–12.00	2018–2025	3,309,300
Other loans — unsecured	**6.76–8.25**	**2020–2021**	**5,022,016**	6.76–7.10	2020–2021	3,054,607
			12,095,367			10,938,707
			17,039,030			15,010,775

	30 June 2017 ***RMB'000*** **(Unaudited)**	31 December 2016 *RMB'000* (Audited)
Analysed into:		
Bank loans repayable:		
Within one year or on demand	**2,681,213**	2,549,688
In the second year	**621,433**	730,610
In the third to fifth years, inclusive	**2,849,514**	2,509,736
Beyond five years	**1,176,204**	1,334,454
	7,328,364	7,124,488
Other loans repayable:		
Within one year or on demand	**2,262,450**	1,522,380
In the second year	**2,046,700**	2,929,800
In the third to fifth years, inclusive	**5,384,016**	3,416,607
Beyond five years	**17,500**	17,500
	9,710,666	7,886,287
	17,039,030	15,010,775

(a) Included in other loans of the Group are corporate bonds in an aggregate principal amount of RMB3,000,000,000 (31 December 2016: RMB3,000,000,000), of which RMB1,000,000,000 is due in 2020 and the remaining RMB2,000,000,000 is due in 2021, issued by a subsidiary of the Group in September 2015 and March 2016 (the "**Corporate Bonds**"), respectively. The Corporate Bonds are unsecured, have a term of five years and bear interest at rates of 6.0% per annum and 6.5% per annum, respectively.

(b) Included in other loans of the Group are senior notes in a principal amount of USD300,000,000 (approximately RMB2,069,096,000) (31 December 2016: Nil) issued by the Company in April 2017 (the "**Senior Notes**"). The net proceeds after deducting the issuance costs, amounted to approximately USD289,819,000 (approximately RMB1,998,876,000). The Senior Notes are unsecured, have a term of three years and bear interest at a rate of 6.95% per annum. The Senior Notes will be mature on 19 April 2020.

The Company, at its option, can redeem all or up to 35% of the aggregate principal outstanding amount of the Senior Notes at any time prior to the maturity date at the redemption prices (principal amount plus applicable premium) plus accrued interest and unpaid interest up to the redemption date, as set forth in the written agreement between the Company and the trustees of the Senior Notes.

The Senior Notes of the Company are denominated in United States dollars ("**USD**") and are guaranteed by certain subsidiaries of the Group.

(c) Certain of the Group's bank and other loans are secured or guaranteed by:

(i) mortgages over the Group's properties under development with an aggregate carrying value at 30 June 2017 of approximately RMB3,559,704,000 (31 December 2016: RMB4,452,927,000);

(ii) pledges of the Group's investment properties with an aggregate carrying value at 30 June 2017 of approximately RMB11,258,819,000 (31 December 2016: RMB11,156,972,000);

(iii) pledges of the Group's land held for development for sale with an aggregate carrying value at 30 June 2017 of approximately RMB940,465,000 (31 December 2016: RMB840,726,000);

(iv) pledges of the Group's completed properties held for sale with an aggregate carrying value at 30 June 2017 of approximately RMB1,307,570,000 (31 December 2016: RMB1,590,526,000);

(v) pledges of a building of the Group with a carrying value at 30 June 2017 of approximately RMB53,427,000 (31 December 2016: RMB56,134,000);

(vi) pledges of the Group's prepayment for acquisition of land with a carrying value at 30 June 2017 of approximately RMB249,655,000 (31 December 2016: RMB249,655,000);

(vii) corporate guarantees executed by certain subsidiaries of the Group to the extent of RMB9,974,984,000 as at 30 June 2017 (31 December 2016: RMB8,952,188,000);

(viii) pledge of certain equity interests of the subsidiaries of the Company as at the end of the reporting period;

(ix) pledges of certain of the Group's time deposits with an aggregate carrying value at of approximately RMB912,545,000 as at 30 June 2017 (31 December 2016: RMB255,000,000); and

(x) the assignment of rental income from certain properties.

(d) Other than certain bank and other borrowings with a carrying amount of RMB2,687,637,000 (31 December 2016: RMB513,338,000) denominated in USD as at 30 June 2017, all bank and other borrowings of the Group are denominated in RMB as at 30 June 2017 and 31 December 2016.

(e) As at 30 June 2017, included in other loans of the Group are loans from a joint venture with principal amount of RMB21,000,000 (31 December 2016: RMB21,000,000), which is unsecured, bears interest at 4.75% per annum and repayable on demand, and RMB13,480,000 (31 December 2016: RMB13,480,000), which is unsecured, bears interest at 3% per annum and repayable on demand.

(f) As at 30 June 2017, included in bank loans of the Group is an amount of RMB700,000,000 (31 December 2016: Nil) containing an on-demand clause, which has been classified as current liabilities. For the purpose of the table above, the loan is included within current interest-bearing bank and other borrowings and analysed into bank loans repayable within one year or on demand.

13. ISSUED CAPITAL

	30 June 2017 (Unaudited) ***RMB'000***	31 December 2016 (Audited) *RMB'000*
Authorised:		
50,000,000,000 shares of US$0.01 each	**3,124,300**	3,124,300
Issued and fully paid:		
2,583,970,000 ordinary shares of US$0.01 each	**159,418**	159,418

There were no transactions involving the Company's issued ordinary share capital during the current Period.

14. BUSINESS COMBINATION

In June 2016, the joint venture partner of Wuhan New Software Park Development Company Limited ("**Wuhan NSP**"), in which the Group held 42% equity interest, confirmed that it will follow the Group on any decision regarding operational and financial activities of Wuhan NSP. As such, management considers that the Group is in a position to exercise control over the relevant activities of Wuhan NSP and therefore, Wuhan NSP was thereafter accounted for as a subsidiary of the Group. Wuhan NSP is principally engaged in property development in Wuhan, the PRC.

The fair values of the identifiable assets and liabilities of Wuhan NSP as at the date of obtaining control were as follows:

	Fair value recognised on obtaining control
	RMB'000
Property, plant and equipment	3,068
Intangible assets	55
Properties under development	2,140,000
Land for development for sale	549,918
Trade receivables	5,232
Prepayments, deposit and other receivables	27,991
Prepaid corporate income tax	2,585
Prepaid land appreciation tax	4,796
Cash and bank balances	996,206
Trade payables	(225,101)
Other payables and accruals	(719,172)
Receipts in advance	(537,474)
Deferred tax liabilities	(22,820)
Interest-bearing bank borrowings	(1,765,554)
Total identifiable net assets at fair value	459,730
Non-controlling interests	(229,865)
Gain on re-measurement of pre-existing interest in the joint venture	(24,354)
	205,511
Satisfied by:	
Reclassification from a pre-existing interest in joint venture to investment in subsidiary	205,511

The gain on re-measurement of pre-existing interest in the joint venture to the date of obtaining control fair value of RMB24,354,000 upon obtaining control of Wuhan NSP included in "other income and gains" in the consolidated statement of profit or loss was determined on a provisional basis.

An analysis of the cash flows in respect of obtaining control of Wuhan NSP is as follows:

	RMB'000
Cash and cash equivalents obtained control and acquired and net inflow of cash and cash equivalents included in cash flows from investing activities	996,206

Since obtaining control of Wuhan NSP, Wuhan NSP had no contribution to Group's revenue and consolidated profit for the six months ended 30 June 2016. Had the combination taken place at the beginning of the prior period, the revenue and profit of the Group for the six months ended 30 June 2016 would have been RMB2,838,421,000 and RMB314,313,000, respectively.

15. FINANCIAL GUARANTEES

The Group had the following financial guarantees as at the end of the Period:

(a) As at 30 June 2017, the Group's maximum obligation in respect of the mortgage facilities provided to certain purchasers of the Group's properties amounted to RMB503,156,000 (31 December 2016: RMB516,050,000).

At the end of the Period, the Group provided guarantees in respect of the mortgage facilities granted by certain banks to certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default on mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with the accrued interest and penalties owed by the defaulted purchasers to the banks.

Under the above arrangement, the related properties were pledged to the banks as security on the mortgage loans. Upon default on mortgage payments by these purchasers, the banks are entitled to take over the legal titles and can realise the pledged properties through open auction. The Group is obliged to repay the banks for the shortfall if the proceeds from the auction of the properties cannot cover the outstanding mortgage principals together with the accrued interest and penalties.

The Group's guarantee period starts from the dates of grant of the relevant mortgage loans, and ends upon the earlier of (i) the issuance of real estate ownership certificates to the purchasers, which will generally be available within one to two years after the purchasers take possession of the relevant properties; and (ii) the settlement of mortgage loans between the mortgage banks and the purchasers.

(b) As at 30 June 2017, the Group provided a guarantee for an amount not exceeding RMB24,000,000 (31 December 2016: RMB24,000,000) in respect of the payment obligations of a subsidiary of Richcoast Group Limited ("Richcoast Group") to a joint venture (formed between Richcoast Group and an independent third party) and the joint venture partner.

(c) The Group provided guarantees to the extent of RMB546,000,000 (31 December 2016: RMB569,222,000) as at 30 June 2017 in respect of the bank and other loans granted to the associates.

(d) The Group provided guarantees to the extent of RMB367,400,000 (31 December 2016: RMB468,502,000) as at 30 June 2017 in respect of bank and other loans granted to the joint ventures.

In determining whether financial liabilities should be recognised in respect of the Group's financial guarantee contracts, the Directors exercise judgement in the evaluation of the probability of resources outflow that will be required and the assessment of whether a reliable estimate can be made of the amount of the obligation.

In the opinion of the Directors, the fair values of the financial guarantee contracts of the Group are insignificant at initial recognition and the Directors consider that the possibility of the default of the parties involved is remote, and accordingly, no value has been recognised in the unaudited condensed consolidated interim financial information.

16. OPERATING LEASE ARRANGEMENTS

(a) As lessor

The Group leases its investment properties under operating lease arrangements, with leases negotiated for terms ranging from one to sixteen years. The terms of the leases generally also require the tenants to pay security deposits and to provide for periodic rent adjustments according to the then prevailing market conditions. Certain contingent rent receivables are determined based on the turnover of the lessees.

At the end of the Period, the Group had total future minimum lease receivables under non-cancellable operating leases with its tenants falling due as follows:

	30 June 2017	31 December 2016
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within one year	**278,233**	266,422
In the second to fifth years, inclusive	**524,251**	499,407
After five years	**46,584**	43,720
	849,068	809,549

(b) As lessee

The Group leases certain of the office properties under operating lease arrangements. Leases for properties are negotiated for terms ranging from one to five years.

At the end of the Period, the Group had total future minimum lease payments under non-cancellable operating leases falling due as follows:

	30 June 2017	31 December 2016
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within one year	**14,323**	13,469
In the second to fifth years, inclusive	**3,679**	4,523
	18,002	17,992

17. COMMITMENTS

In addition to the operating lease commitments detailed in note 16(b) above, the Group had the following capital commitments at the end of the Period:

	30 June 2017	31 December 2016
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Contracted, but not provided for:		
Capital expenditure for investment properties under construction and properties under development in Mainland China	**2,373,590**	4,470,935
Capital contribution to an associate	**234,300**	234,300
	2,607,890	4,705,235

CHAIRMAN'S STATEMENT

Dear all shareholders:

I am very pleased to present the Group's interim results for the six months ended 30 June 2017 (the "**Period**").

Results

During the Period, the Group recorded revenue of RMB3,044.37 million, representing a year-on-year increase of 7.5%, of which, residential properties within and outside business parks and office properties sales income increased by 15.8% to RMB2,527.95 million from the corresponding period of last year; rental income decreased by 1.6% to RMB186.67 million from the corresponding period of last year; business park operation and management income increased by 29.5% to RMB35.74 million from the corresponding period of last year; construction, decoration and landscaping income decreased by 58.2% to RMB122.26 million from the corresponding period of last year; and property management income increased by 22.4% to RMB171.75 million from the corresponding period of last year; a gross profit of RMB864.59 million; a gross profit margin of 28.4%; a net profit attributable to shareholders of the Company of RMB203.16 million.

Review of the first half of 2017

In the first half of 2017, in order to respond to the overheating housing market in the three megaregions and the major second-tier cities, hot cities had taken regulation and control measures — limitations on purchase, loan, price and sale, supplemented by deleveraging of the financial system, leading to stabilisation of real estate market. With the further increase of the industry concentration, real estate companies were facing fierce competition as to acquiring land resources. Real estate companies with good and specialised operation and service abilities were more likely to get the favor of the governments and the markets and to attract the interest of large real estate companies in cooperation to achieve complementation, thus, would have a great potential for development in the medium-and-long term.

At the same period, all major cities of China saw a more obvious trend of industrial upgrading. Similarly, within megaregions and inter-regions, industrial transformation trend was also more obvious. In addition, electronics & IT, health, intelligent manufacturing and other industries became the hot economic growth points. Especially, the second-tier cities had more strong demands for development of industries, and all places to continue to increase investment in the research and development of science and technology, finance industry and talent development. This would vigorously push up the needs of various sectors in business park office spaces. In addition, China had formally proposed the concepts of "high-tech zones" and "characteristic town" and their guidelines. All places across China had been positively responding to it and vigorously promoting it. So, the real estate market would be further advanced in the direction towards holding the properties, operating the properties, and finally realizing the appreciation of regional value.

Based on the favorable economic and real estate industry development momentum, the Company continued its positioning of "business park operation specialist", further improved its core business park operation competitiveness, constantly adhered to its strategy of development across China featuring "leading the development of asset-light business to actuate asset-heavy business, developing asset-light and asset-heavy businesses simultaneously, and feeding asset-light business by developing more asset-heavy business", and develop asset-light and asset-heavy businesses in cities in which it entered through asset-light business development before.

During the Period, the Company had made many substantial progresses in respect of realization of its strategic goals. As to the business park operation and management business, we saw a continued increase in operating area, and national expansion target had been achieved. The Group entered into strategic cooperation or investment cooperation agreements with the governments of Changsha, Hefei and many other cities, laying a good foundation for the Group to potentially acquire lands or projects within this year. The Company further consolidated its core competitiveness in respect of business park operation and management, serving six additional Fortune Global 500 companies and China top 100 companies in their corresponding industries as business park tenants. The Group provided entrusted business park operation and management services for six new properties, adding 511,000 sq.m. during the Period. By virtue of service quality improvement, property management value-added service expansion and human resources value-added services implementation, the Group provided the customers in the parks with a 360° of services, which it had obtained favorable feedbacks from the companies in the parks.

In April 2017, the Company successfully issued US$300 million 3-year senior notes for the first time, with a nominal interest rate of 6.95% and subscribed at 7.88 times, reflecting the capital market's optimistic outlook for the Company's credit level and future development, opening an important capital channel for the Company's development.

Outlook of the second half of 2017

In the second half of 2017, the Group will leverage on its core competitiveness and controlling shareholder's resources to improve its operational capabilities, expand its land bank and open more financing channels. The Group will, at the project level, cooperate with resource-based companies to get complementary advantages and expand the market. Overall, the Group will be well prepared for the coming business expansion period and transfer smoothly from its current transition period.

All shareholders, the Group will unswervingly adhere to its development vision of "being China's leading business park operator" and its development strategies of "developing asset-light and asset-heavy businesses simultaneously" and of "national expansion" to gradually realize neck-and-neck development of park development, park operation, park construction and property management. Meanwhile, the Group will also follow the rising trends brought by economic transformation to improve its performance by leaps and bounds to create more social value for shareholders and the public.

I, on behalf of the Board of Directors, express our heartfelt thanks to all shareholders, investors, partners and customers for their support for the Group and to the management and employees for their unremitting efforts and contributions.

Yida China Holdings Limited
Zhang Zhichao
Chairman

Hong Kong, 16 August 2017

MANAGEMENT DISCUSSION AND ANALYSIS

Business Review

Operation of Business Parks owned by the Group

During the Period, the Group's wholly owned business parks have included Dalian Software Park, Dalian BEST City and Yida Information Software Park; the Group's partially owned business parks included Wuhan First City (50% stake) and Dalian Ascendas IT Park (50% stake) ; the Group's partially owned (30% stake) business parks included Dalian Tiandi. The above parks has been completed, with a total floor area of above parks approximately 1,373 thousand square meters, and an area available for leasing of approximately 1,335 thousand square meters. During the Period, the Group recorded a rental income of approximately RMB186.67 million, which was comparable to that of the corresponding period of 2016.

The following table shows the business parks owned by the Group (10,000 sq.m.):

Business Parks	Rights and Interests of the Group	Total Completed Floor Area	Leasable Area: Office Buildings	Leasable Area: Apartments	Leasable Area: Shops	Leasable Area: Parking Spaces	Occupancy Rate at End of the Period
Dalian Software Park	100%	61.5	39.1	17.6	0.1	2.7	92%
Dalian BEST City	100%	13.3	9.9	—	—	3.1	100%
Yida Information Software Park	100%	8.7	6.6	—	—	1.8	67%
Dalian Ascendas IT Park[1]	50%	20.4	17.8	—	—	2.5	85%
Dalian Tiandi[1]	30%	33.4	20.7	3.7	4.1	3.8	83%
Total		137.3	133.5				

Notes:

1. The financial statements of companies subordinated by Dalian Ascendas IT Park and Dalian Tiandi are not consolidated, therefore the rental income of the Group excludes the rental income from such two parks.

During the Period, the new companies in the parks were mainly engaged in the business of "Internet+" industry and big data analysis industry. The sharing service center business mode was becoming more and more popular. In terms of existing tenants in the parks, there was a significant industrial transformation trend. Driven by 2020 Tokyo Olympics, the main business's demands for some of the Japanese-funded companies in the parks increased significantly, promoting demand for lease space and human resources. The native Chinese-funded companies in the parks had developed rapidly, especially for those in education and training, human resources, intellectual property right-related and other service industries that were based on IT platforms.

During the Period, the Group mined in depth the service potential of the parks, so as to meet the development needs of the tenants in all aspects in the new period. Meanwhile, the Group also did practical things and was resourceful, so as to improve the satisfaction and loyalty of the tenants in the parks; provided a full range of value-added services as to human resources (including establishing tenant's job database and talent information collection platform, helping the companies in the parks establish cooperation relationships with the colleges and universities, organising the companies in the parks to participate in job fairs, launching big data platform for human resources data analysis and etc.) ; and fully upgraded the service quality in the parks (including implementing refine office space management, launching customised bus services in the parks, improving five major qualities of management service staff, opening 4008 service hotline for one-to-one communications with the companies in the parks, and introducing intelligent parking management system).

Sales of Properties

During the Period, the Group achieved contracted sales of RMB3,663 million, representing a slight decline of approximately 4.86% over the corresponding period last year, mainly due to the changed selling strategy by the Group according to the market conditions during the Period. The contracted sales average price was RMB11,500 per square meter, representing an increase of 25% from the corresponding period of last year. The main sales projects are located in Dalian (90.6%), Wuhan (6.5%) and many other cities, with residential property sales as its main format, which accounted for 90% of the total contracted sales.

During the Period, the Group recorded sales revenue of RMB2,527.95 million representing an increase of 15.8% from the corresponding period of last year. The average sales price was RMB11,300 per square meter, representing a year-on-year decrease of 9.4%, mainly due to different structure of projects recognised, and revenue-recognised projects during the Period mainly include low to mid-end residential properties. Revenue-recognised projects are mainly located in Dalian (73.9%), Wuhan (23.6%) and many other cities.

Dalian

During the Period, Dalian was not affected by any real estate restriction. Instead, it undertook a part of customers the first-tier cities lost after regulation, and showed an overall stable growth. The brand real estate developers continued to expand their market shares in Dalian, acquiring lands at high premium. Dalian's residential property stock level was at a five-year low. Improvement demand gradually replaced the rigid demand, becoming the main factor driving the market.

It is expected that in the second half of 2017, Dalian market will not introduce restrictions. So it is expected that there will be an ideal situation of an increase in both the volume and the price through the whole year.

Wuhan

The decrease in residential sales in Wuhan was mainly caused by the governmental strict restrictions, price limitation policy and insufficient supply. However, some newly developed areas were not affected by such policies, and there was a spillover effect of demand within the main downtown areas, so trading volume increased significantly therein. Market for office properties showed a rising trend which indicating the advantages of Wuhan in terms of policies, industrial cluster, development and talents.

During the Period, the Group mainly sold office properties in Wuhan, and showed down the sales of residential properties. The market in Wuhan would continue to be diversified on different locations.

Contracted Sales Details

	Contracted Sales Floor Area *(sq.m.)*	Contracted Sales Amount *(RMB'000)*	Average Sales Price *(RMB/sq.m.)*	Percentage of the Contracted Sales Amount
Dalian	267,780	3,317,700	12,390	90.5%
Wuhan	39,523	238,240	6,028	6.5%
Chengdu	4,141	53,230	12,854	1.5%
Shenyang	7,573	54,310	7,172	1.5%
Total	319,017	3,663,480	11,484	100.0%
Dalian Software Park	4,124	55,290	13,407	1.5%
Dalian BEST City	76,056	1,145,110	15,056	31.3%
Yida Information Software Park	109,329	1,163,800	10,645	31.8%
Wuhan First City	39,523	238,240	6,028	6.5%
Dalian Tiandi	44,834	539,550	12,034	14.7%
Residential Properties outside Business Parks	45,151	521,490	11,550	14.2%
Total	319,017	3,663,480	11,484	100.0%
Residential Properties	267,861	3,298,260	12,313	90.0%
Office Properties	51,156	365,220	7,139	10.0%
Total	319,017	3,663,480	11,484	100.0%

Business Park Entrusted Operation and Management Services

During the Period, the Group had 24 entrusted operation and management projects in total, with a total area of approximately 2.866 million sq.m.. Revenue was RMB35.74 million, representing an increase of 29.5% from the corresponding period of last year, mainly due to the increase of business management area of asset-light business nationwide.

The Group, based on its owned business parks, continued to provide entrusted operation and management services with brand spillover effect, so as to achieve the national expansion of its asset-light business by leveraging on its leading operation experiences and advantageous resources. The

Group provided a whole chain of asset-light operation and management services, including project addressing, product positioning, planning and design, entrusted construction management services, tenant recruitment, property management, value-added services, and etc.

In the second half of 2017, the Group will continue to firmly implement its development strategy featuring "leading the development of asset-light business to actuate asset-heavy business, developing asset-light and asset-heavy businesses simultaneously, and feeding asset-light business by developing more asset-heavy business", and, by its asset-light business, be familiar with the market, set up its brand, make its teams stronger, in a move to obtain the resources necessary for the development of the asset-heavy business. The Group will acquire more asset-heavy projects, feeding asset-light business development. Finally, ideal development efficiency and performance as to these two businesses will be achieved.

The following table illustrates the Group's entrusted operation and management projects:

Serial No.	**Status**	**Project Name**	**Operation Area** *Unit: 1,000 sq.m.*
1	2017 stock	Wuhan First City	168
2		Yida North Hongqiao Entrepreneur Park	48
3		Yida Waigaoqiao Business Park	14
4		China (Hangzhou) Intelligent Information Industrial Park	150
5		Yangchenghu Digital Cultural and Creative Industry Park	52
6		Suzhou Gaotie Tiancheng Building	16
7		Yida Shangjinwan Headquarters	103
8		Kunshan Huaqiao Wealth & Intelligence Technology Park	41
9		Haikexing Sinovac Strategic Emerging Industrial Park	71
10		Changsha Technology New Park	540
11		Meixihu Innovation Center	52
12		Chongqing Liangjiang Science and Technology City	195
13		Chengdu Gong Tou Guo Bin Headquarters Base Project	82
14		Beijing Mobile Silicon Valley Innovation Center	41
15		Tianjin Jinwan Media Building	5
16		Xi'an Collaborative Innovation Port of Feng Dong New Town	120
17		Hefei Yaohai City Science and Technology Park	425
18		Mianyang Science and Technology Town Software Park	61
19	2017 new projects	Chongqing Liangjiang Science and Technology City (Phase II)	210
20		Changsha Meixihu Jinmao North Tower	99
21		Chengdu Creative and Intelligent Metropolis Industrial Park	76
22		Beijing Yida Lize Center	41
23		Xi'an Jiaotong University Nanyang Times	214
24		Zhengzhou Tonghang Entrepreneurship Park	42
		Total	2,866

Construction, Decoration and Landscaping

During the Period, the construction, decoration and landscaping businesses have achieved an income of RMB122.26 million, representing a decrease of 58.2% from the corresponding period of last year, mainly due to increase in businesses serving internal projects and decrease in businesses serving external projects.

The Group continued to strengthen its construction, decoration and landscaping business capabilities to support the development of internal projects of the Group and to achieve sustained and stable recurring cash flow by undertaking external projects.

Construction

The Group mainly undertook external projects including Glory of the City, Dalian Tiandi Yue Long Ju, Ascendas IT Park, Eton International School and many other well-known projects.

The Group continued to sort out and enhance all internal control management measures, and gradually improved the processes and systems that meet the characteristics of this industry and the Group's management needs. In the second half of this year, the Group will continue to explore the external market, and actively contact the existing high loyalty customers, to further undertake the projects invested by governments, universities, large real estate developing agents, to achieve national expansion goals.

Decoration

The marketing theme: "For 15 years of craftsmanship services, Panasonic & Yida Decoration won the trust of the market by its quality and its good faith" was published by this business team in the media and used for a comprehensive promotion means, to enhance brand recognition and obtain business contracts. One-to-one customer gathering activities were held. As to live model rooms, one-to-one decoration advisory services were provided to customers. The Group received favorable comments from customers for its project quality and progress. The Group provided butler services for customers living in high-end residential properties that were completed more than 5 years ago.

Landscaping

Landscaping business is an important guarantee for the Group's project quality. Excellent landscape is always an important selling point in the Group's residential and office properties. After many years of experience, the Group has had the ability to undertake external projects and carry out expansion across China.

The Group adhered to the "customer-centric and market-oriented" principle to maintain high quality standards and constantly enrich the product management models, in a move to further enhance the landscaping functionality and ornamentality. The Group's more than two million sq.m. of nursery bases are respectively located in Shandong Province and Liaoning Province, so the landscaping needs of our projects can be met.

Property Management

During the Period, this business achieved an income of RMB171.75 million, representing a growth of 22.4% from the corresponding period of last year, mainly due to increase in projects under management and increase in the income from providing supporting services.

Residential Property Management

During the Period, the Group operated 70 projects with a total of 8.35 million square meters. Yida Property Management Company Limited was included in the list of China's 2017 Top 100 Property Management Companies. The Group was closely centered on the development ideas of "improving service level, increasing performance, and expanding the business" to further enhance the Group's abilities in providing services for general households, making profits and operating communities, and to improve the overall efficiency.

Our team deeply mined services and the community's potential, improved KPI evaluation system and working standards and strengthened service standards and service quality. The Group adhered to safety limit, vigorously promoted vehicle license plate recognition system, anti tailing door system, increased the fire control system, entrance guard maintenance efforts. The Group launched Household APP and formed analysis of big data of households. There were 6,193,043 pieces of case data in total collected from 30,000 households, which will form a monitor of property management effectiveness and provide data support for future property management innovations.

Office Property Management

During the Group's 20-year business operation experience, the property management team always served the Fortune Global 500 companies, to understand and meet their increasingly sophisticated, personalised and modernised property management needs, helping us form a complete set of standardised business park property management systems, which has become a solid platform for the Group's business park operation, tenant recruitment and tenant settlement.

During the Period, there were two new office property management projects, with an increase of management area of approximately 440 thousand sq.m.; and the total area of projects under management was approximately 3.4 million sq.m.. The Group's office property management team, with their excellent management ability and national famous brand effect, continued to undertake external projects across China, and achieved good results.

LAND RESERVES

As of 30 June 2017, the Group's total floor area of land reserves has been approximately 8.87 million square meters, and the floor area of land reserves attributable to the Group has been approximately 5.64 million square meters. The land reserves are mainly concentrated in Dalian, accounting for a proportion of 85.4%.

The Group's core business is city-industry comprehensive development emphasising simultaneous development of office properties and residential properties. In the future, in its city-industry development and operation projects, the Group will integrate resources, carry out multi-channel cooperation and coordination, and further optimise and improve the business mode of city-industry integration development. In addition, the Group will mainly utilise the Group's capital advantages, speed up to obtain influential integrated city-industry development projects from the provinces and major cities that cooperate with the Group strategically, and implement land development PPP mode in appropriate regions, so as to, through large scale and regional first-class and second-class linkage development, obtain "capital income + land premium income + project development and operation income".

At the same time, the Group will also seize the M&A opportunities brought by the overall trend of real estate market, opt to obtain asset-heavy projects at a proper time, with types including but not limited to business parks, independent office property, independent residential property and urban complex projects.

The following table sets out a breakdown of the Group's land reserves as at 30 June 2017:

By city	**Total GFA of land bank** *(sq.m.)*	**Proportion**	**Attributable GFA of land bank** *(sq.m.)*	**Proportion**
Dalian	7,571,991	85.4%	4,942,956	87.6%
Wuhan	1,196,981	13.5%	598,490	10.6%
Chengdu	54,131	0.6%	53,384	1.0%
Shenyang	45,763	0.5%	45,763	0.8%
Total	8,868,866	100.0%	5,640,593	100.0%

By type	**Total GFA of land bank** *(sq.m.)*	**Proportion**	**Attributable GFA of land bank** *(sq.m.)*	**Proportion**
Business parks	6,951,963	78.4%	4,276,546	75.8%
Multi-functional, integrated residence	1,916,903	21.6%	1,364,047	24.2%
Total	8,868,866	100.0%	5,640,593	100.0%

Business Parks/Multi-functional Integrated Residential Community Projects	Equity Held by the Group	GFA Completed Remaining Leasable/ Saleable *(sq.m.)*	GFA Under Development *(sq.m.)*	GFA Held for Future Development *(sq.m.)*
Business Parks				
Dalian Software Park				
Office Building	100%	594,938	—	—
Residential	100%	97,102	—	—
Subtotal	100%	692,040	—	—
Dalian BEST City				
Office Building	100%	130,070	214,642	491,888
Residential	100%	316,801	88,950	27,334
Subtotal	100%	446,871	303,592	519,222
Wuhan First City				
Office Building	50%	146,681	303,746	508,501
Residential	50%	104,954	—	133,100
Subtotal	50%	251,635	303,746	641,601
Yida Information Software Park				
Office Building	100%	84,608	64,406	118,798
Residential	100%	235,497	238,782	—
Subtotal	100%	320,105	303,188	118,798
Dalian Ascendas IT Park				
Office Building	50%	202,530	—	91,918
Subtotal	50%	202,530	—	91,918

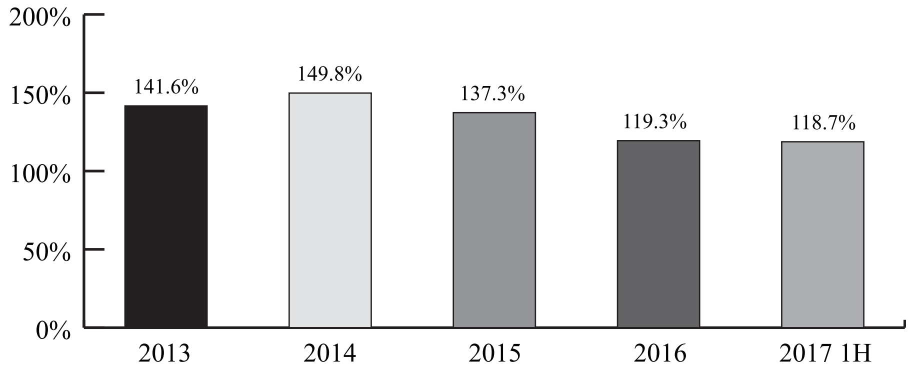
Business Parks/Multi-functional Integrated Residential Community Projects	Equity Held by the Group	GFA Completed Remaining Leasable/ Saleable *(sq.m.)*	GFA Under Development *(sq.m.)*	GFA Held for Future Development *(sq.m.)*
Dalian Tiandi				
Office Building	30%	323,000	299,655	1,267,065
Residential	30%	105,221	132,927	628,850
Subtotal	30%	428,221	432,582	1,895,915
Business Parks Subtotal		2,341,402	1,343,108	3,267,454
Multi-functional Integrated Residential Projects				
Dalian	25%–100%	415,420	736,042	665,547
Chengdu	80%–100%	50,395	—	3,737
Shenyang	100%	24,820	20,943	—
Multi-functional Integrated Residential Projects Subtotal		490,635	756,985	669,284
Total		2,832,037	2,100,093	3,936,738

Issuance of Senior Notes

In April 2017, the Company successfully issued senior notes with principal amount of US$300 million with 3-year term, bear a nominal interest rate of 6.95%, and was subscribed at 7.88 times. The net issue proceeds reached US$290 million, which would be used to fund new property projects and for working capital purposes.

The Group attaches great importance to expansion of financing channels, and believes that main business development by virtue of domestic and foreign capital market resources will ensure it can more efficiently, sustainably, and firmly capture the strategic opportunities in a timely manner. This is of great significance to the Group's development in current stage.

Reducing Net Gearing



The Group has been focusing on capital structure optimisation to reduce its net gearing. As of 30 June 2017, the Group's net gearing ratio was approximately 118.7%, a slight decrease from 31 December 2016.

FINANCIAL REVIEW

Revenue

The sources of revenue of the Group primarily include (1) income from sales of properties; (2) rental income; (3) income from providing business park operation and management services; (4) income from providing construction, decoration and landscaping services; (5) income from providing property management services.

During the Period, the revenue of the Group was RMB3,044.37 million, representing an increase of 7.5% from the corresponding period of last year.

The following table sets forth a breakdown of the revenue for the Periods indicated:

	For the six months ended 30 June			
	2017		2016	
	Amount *RMB'000*	**% of total amount**	Amount *RMB'000*	% of total amount
Sales of properties	**2,527,951**	**83.0%**	2,182,869	77.1%
Rental income	**186,672**	**6.1%**	189,633	6.7%
Business park operation and management services income	**35,741**	**1.2%**	27,595	1.0%
Construction, decoration and landscaping income	**122,259**	**4.0%**	292,211	10.3%
Property management income	**171,751**	**5.7%**	140,330	4.9%
Total	**3,044,374**	**100.0%**	2,832,638	100.0%

(1) *Sales of properties*

The Group's income arising from sales of business park supporting residence, office building and independent residence for the Period was RMB2,527.95 million, representing an increase of 15.8% from the corresponding period of last year, which was mainly attributable to the increase of the area of properties sold for which income was recognised during the Period.

(2) *Rental income*

The Group's rental income derived from operation of property held by business park for the Period amounted to RMB186.67 million, which was comparable to that of the corresponding period of last year.

(3) *Business park operation and management services income*

During the Period, the income arising from business park operation and management services provided by the Group amounted to RMB35.74 million, representing an increase of 29.5% from the corresponding period of last year, which was mainly attributable to the increase in entrusted operation projects during the Period.

(4) *Construction, decoration and landscaping income*

During the Period, the income from construction, decoration and landscaping services provided by the Group amounted to RMB122.26 million, representing a decrease of 58.2% from the corresponding period of last year, which was mainly attributable to the decrease in external construction projects during the Period.

(5) *Property management income*

During the Period, the income from property management services provided by the Group amounted to RMB171.75 million, representing an increase of 22.4% from the corresponding period of last year, which was mainly attributable to the increase in property management projects and supporting service income.

Cost of Sales

The cost of sales of the Group during the Period amounted to RMB2,179.78 million, representing an increase of 11.8% from the corresponding period of last year, which was mainly attributable to the increase of the area of hand-over for which income was recognised during the Period.

Gross Profit and Gross Profit Margin

The gross profit provided by the Group during the Period amounted to RMB864.59 million, representing a decrease of 2.1% from the corresponding period of last year; The gross profit margin decreased from 31.2% for the corresponding period of 2016 to 28.4% during the Period, which was mainly attributable to the hand-over projects structure is different during the Period.

Other Income and Gains

Other income and gains of the Group include interest income, dividend income, government subsidy and other income. During the Period, other income and gains of the Group were RMB32.06 million, representing a decrease of approximately RMB17.90 million as compared to the corresponding period of 2016, which was mainly attributable to gain on re-measurement of existing investment interest in the joint venture to the date of obtaining control fair value in the corresponding period of 2016 and no such business during the Period.

Sales and Marketing Expenses

The sales and marketing expenses of the Group increased by 37.5% to RMB100.45 million from RMB73.08 million in the corresponding period of 2016, which was mainly due to the increase in advertising and marketing expenses during the Period.

Administrative Expenses

The administrative expenses of the Group decreased by 7.6% to RMB162.45 million for the Period from RMB175.78 million in the corresponding period of 2016, which was mainly attributable to the decrease in office expenses.

Other Expenses

Other expenses of the Group include the fair value loss of derivative financial instruments, penalty paid to joint venture partners, exchange loss and others. During the Period, other expenses of the Group were RMB97.68 million, representing an increase of RMB15.68 million as compared to the corresponding period of 2016, which was mainly due to exchange loss due to the appreciation of Renminbi ("**RMB**") against United State dollars ("**USD**") during the Period.

Increase in the Fair Value on Investment Properties

The fair value gains on investment properties of the Group increased by 27.6% to RMB59.69 million during the Period from RMB46.78 million in the corresponding period of 2016, which was mainly due to fair value gains generated from completed office building of Yida Information Software Park during the Period.

Finance Costs

The finance costs of the Group increased by 48.1% to RMB174.12 million during the Period from RMB117.55 million in the corresponding period of 2016, which was primarily attributable to the decrease in capitalised finance costs during the Period.

Share of Profits and Losses of Joint Ventures

During the Period, the Group's share of profits of joint ventures was RMB21.74 million, decreased by approximately RMB5.36 million as compared to the corresponding period of 2016, which was mainly attributable to the decrease in net profits in Dalian Software Park Ascend Development Company Limited during the Period.

Share of Profits and Losses of Associates

Our Group share of profits and losses of associates was primarily contributed by Richcoast Group and Hunan Jinke Yida Estate Development Company Limited and Chongqing Jinke Kejian Property Limited. During the Period, the Group's share of losses of associates was RMB17.27 million, representing a decrease in losses of approximately RMB20.37 million from the corresponding period of 2016, which was mainly attributable to the decrease of losses of Richcoast Group during the Period.

Income Tax Expenses

The income tax expenses of the Group includes corporate income tax, land appreciation tax and deferred income tax. The income tax expenses of the Group decreased by 30.3% to RMB174.02 million during the Period from RMB249.59 million in the corresponding period of 2016, which was mainly attributable to the completion of LAT clearance from local tax authority and reversal of overprovision of LAT for Land No. 1, District 5 in the Dalian Yida Meijia Property Development Company Limited.

Profit for the Period

As a result of the foregoing, the pre-tax profit of the Group decreased by 18.2% to RMB426.10 million during the Period from RMB520.94 million in the corresponding period of 2016.

The net profit of the Group decreased by 7.1% to RMB252.08 million during the Period from RMB271.35 million in the corresponding period of 2016.

The net profit attributable to equity owners decreased by 25.8% to RMB203.16 million during the Period from RMB273.87 million in the corresponding period of 2016.

The core net profit attributable to equity owners (excluding effect of fair value gains on investment properties, net of tax) decreased to RMB158.39 million during the Period from core net profit of RMB238.78 million in the corresponding period of 2016.

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Cash Position

As at 30 June 2017, the Group had cash and bank balances (including restricted cash of approximately RMB1,280.81 million) of approximately RMB4,768.08 million (31 December 2016: cash and bank balances of approximately RMB2,903.15 million, including restricted cash of approximately RMB1,047.11 million).

Debts

As at 30 June 2017, the Group had bank and other borrowings of approximately RMB17,039.03 million (31 December 2016: approximately RMB15,010.78 million), of which:

(1) ***By loan type***

	30 June 2017 *RMB'000* (Unaudited)	31 December 2016 *RMB'000* (Audited)
Secured bank loans	**7,328,364**	7,124,488
Secured other borrowings	**4,654,170**	4,797,200
Unsecured other borrowings	**5,056,496**	3,089,087
	17,039,030	15,010,775

(2) ***By maturity date***

	30 June 2017 *RMB'000* (Unaudited)	31 December 2016 *RMB'000* (Audited)
Within one year or on demand	**4,943,663**	4,072,068
In the second year	**2,668,133**	3,660,410
In the third to fifth year	**8,233,530**	5,926,343
Beyond five years	**1,193,704**	1,351,954
	17,039,030	15,010,775

Debt Ratio

The net gearing (net debt, including interest-bearing bank and other borrowings, less cash and cash equivalents and restricted cash divided by the total equity) of the Group was approximately 118.7% as at 30 June 2017, which decreased by 0.6% as compared to 119.3% as at 31 December 2016.

Foreign Exchange Risks

The functional currency of the Group is RMB and most transactions were denominated in RMB. As at 30 June 2017, the Group had cash and bank balances (including restricted cash) of approximately RMB0.65 million and approximately RMB1,525.45 million denominated in Hong Kong dollars and USD, respectively. All such amounts were exposed to foreign currency risks. The Group currently has no foreign currency hedging policies, but the management monitors foreign exchange risks and will consider hedging significant foreign exchange risks when necessary.

Contingent Liabilities

The Group enters into arrangements with PRC commercial banks to provide mortgage facilities to its customers to purchase the Group's properties. In accordance with industry practice, the Group is required to provide guarantees to these banks in respect of mortgages provided to such customers. Guarantees for such mortgages are generally discharged at the earlier of: (I) registration of mortgage interest to the bank, or (II) the settlement of mortgage loans between the mortgagee banks and the purchasers. As at 30 June 2017, the Group provided a guarantee of approximately RMB503.16 million to commercial banks in the PRC in respect of mortgage loans granted to the customers of the Group (As compared to 31 December 2016: approximately RMB516.05 million).

In addition to guarantees we provided in respect of the mortgage facilities to its customers, as at 30 June 2017, we provided a guarantee in the amount of not exceeding RMB24 million (31 December 2016: RMB24 million) to the shareholders of Richcoast Group. This guarantee was provided in respect of the payment obligations of Richcoast Group to a joint venture and the joint venture partner in accordance with our shareholding percentage.

As at 30 June 2017, we also provided guarantees to the extent of RMB546 million (31 December 2016: RMB569.22 million) in respect of bank and other borrowings granted to the associates of the Group.

As at 30 June 2017, we also provided guarantees to the extent of RMB367.40 million (31 December 2016: RMB468.50 million) in respect of bank and other borrowings granted to the joint ventures of the Group.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 June 2017, the Group had 1,873 full-time employees. The Group distributes remunerations to the staff based on the performances, working experiences of the employees and the current market salary level.

The Group regularly reviews the remuneration policy and plan and will make necessary adjustments to make it in line with the industry salary standards.

INTERIM DIVIDEND

The Board does not recommend any payment of interim dividend for the six months ended 30 June 2017.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Directors recognise the importance of good corporate governance in the management of the Group. The Company has adopted the code provisions as set out in the Corporate Governance Code (the "CG Code") contained in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). During the Period, the Company has complied with all the code provisions set out in the CG Code.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set forth in Appendix 10 to the Listing Rules as the code for securities transactions by the Directors. The Company has made specific enquiry with each of the Directors and all Directors have confirmed that they complied with the Model Code throughout the period.

PURCHASES, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the Period, neither the Company nor its subsidiaries has purchased, sold or redeemed any of the Company's listed securities.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND AFFILIATED COMPANIES

During the Period, the Group had no material acquisitions or disposals of subsidiaries and affiliated companies.

SHARE OPTION SCHEME

The Company adopted a share option scheme on 1 June 2014. During the period, no share options have been granted under the share option scheme.

AUDIT COMMITTEE

The Company has established an audit committee (the "Audit Committee") on 1 June 2014 with written terms of reference, which was amended on 10 December 2015, in compliance with Rule 3.21 of the Listing Rules and paragraph C3 of the CG Code as set out in Appendix 14 to the Listing Rules. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control system of the Group, oversee the audit process and perform other duties and responsibilities as assigned by the Board. The Audit Committee consists of four independent non-executive Directors, namely Mr. Yip Wai Ming, Mr. Guo Shaomu, Mr. Wang Yinping and Mr. Han Gensheng, with Mr. Yip Wai Ming acting as the chairman of the Audit Committee. In compliance with Rule 3.21 of the Listing Rules, the chairman of the Audit Committee has appropriate professional qualifications.

REVIEW OF THE INTERIM RESULTS

The unaudited interim financial information of the Group for the six months ended 30 June 2017 has been reviewed by the auditors of the Company, Ernst & Young, in accordance with Hong Kong Standard on Review Engagements 2410 — "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. The unaudited interim financial information of the Group for the six months ended 30 June 2017 has also been reviewed and passed by the Audit Committee.

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

This interim results announcement is published on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.yidachina.com.

The interim report of the Company for the six months ended 30 June 2017 will be dispatched to shareholders of the Company and available on the above websites in due course.

By order of the Board
Yida China Holdings Limited
Zhang Zhichao
Chairman

Hong Kong, 16 August 2017

As at the date of this announcement, the executive directors of the Company are Mr. Zhang Zhichao, Mr. Jiang Xiuwen, Mr. Gao Wei, Mr. Chen Donghui and Ms. Ma Lan, the non-executive directors of the Company are Mr. Sun Yansheng, Mr. Zhao Xiaodong and Mr. Chen Chao and the independent non-executive directors of the Company are Mr. Yip Wai Ming, Mr. Guo Shaomu, Mr. Wang Yinping and Mr. Han Gensheng.