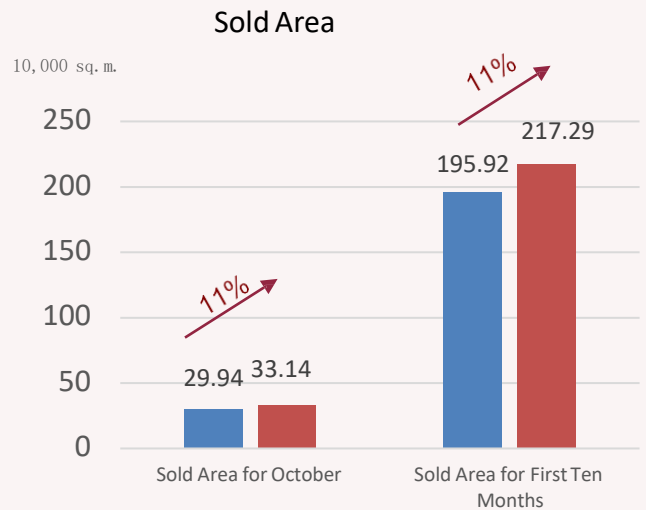
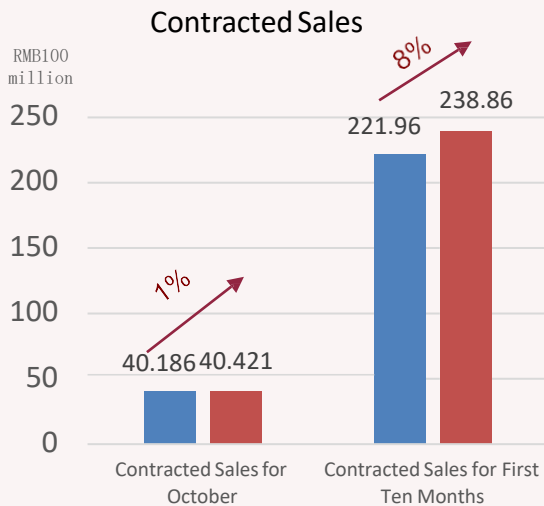




# October 2020 Newsletter

## Summary of contracted sales

- ✓ The contracted sales for October amounted to some RMB4.0421 billion, rising around 1% year on year, whereas that for the first ten months of this year totaled about RMB23.8860 billion, representing a year-on-year increase of approximately 8%.
- ✓ The sold area for October amounted to approximately 331,439 sq.m., rising around 11% year on year, whereas that for the first ten months of this year totaled some 2,172,856 sq.m., representing a year-on-year increase of some 11%.



2020  
January-  
October

# New Land Bank

Project name	City	Equity ratio	Acquisition method	GFA (m2)	Average Cost (RMB/m2)
Xinan Impression	Hefei, Anhui	100%	Land bid-inviting, auction, and listing	66,265	6,369
Yuelu Chunxiao	Hefei, Anhui	51%	Land bid-inviting, auction, and listing	142,189	5,436
Xicheng Impression	Yangzhou, Jiangsu	100%	Land bid-inviting, auction, and listing	255,713	3,948
Silu Cultural Town	Urumqi, Xinjiang	60%	Land bid-inviting, auction, and listing	1,867,311	321
Century Chenzhang	Yangzhou, Jiangsu	100%	Land bid-inviting, auction, and listing	144,054	5,429
Jiayuan No.1 Yard	Suqian, Jiangsu	100%	M&A	129,361	1,855
Youyoucheng South	Bozhou, Anhui	100%	Land bid-inviting, auction, and listing	208,136	1,434
Jiangwan Lanting	Changshu, Jiangsu	100%	Land bid-inviting, auction, and listing	238,914	3,183
Jiayuan Impression	Kaili, Guizhou	100%	Land bid-inviting, auction, and listing	242,256	342
Wangu Project	Shanghai	50%	M&A	91,329	2,500
Yantian Panshan	Shenzhen, Guangdong	50%	M&A	61,572	
Longgang Pearl River Plaza	Shenzhen, Guangdong	50%	M&A	169,732	
Dayawan Panshan Yuehai	Huizhou, Guangdong	50%	M&A	172,590	
International Apartment	Huizhou, Guangdong	50%	M&A	46,749	
Lanwan Bandao	Huizhou, Guangdong	50%	M&A	129,305	
Wanqiang Project	Huizhou, Guangdong	50%	M&A	63,199	
Lianda Project	Huizhou, Guangdong	50%	M&A	71,812	
Jinyi Project	Huizhou, Guangdong	50%	M&A	78,064	
Phnom Penh Project	Phnom Penh, Cambodia	100%	M&A	144,038	
Hefei Shushan	Hefei, Anhui	100%	Land bid-inviting, auction, and listing	101,500	7,823
Siji Mansion	Suqian, Jiangsu	100%	Land bid-inviting, auction, and listing	399,800	2,123
Zhuhai Golden Bay	Zhuhai, Guangdong	100%	M&A	25,700	7,393
Taicang Shaxi Dewei	Jiangsu Taicang	100%	Land bid-inviting, auction, and listing	60,700	4,156
Zengcheng Project	Guangzhou, Guangdong	100%	Land bid-inviting, auction, and listing	177,800	6,800

## **Jiayuan International successfully prices US\$200 million senior notes**

On October 27, Jiayuan International Group Limited successfully priced US\$200 million of senior notes with a 2-year coupon rate of 12% and obtained subscription from domestic and foreign high-quality long-term funds. The issuance will refinance the existing debt stock. Moody's believes that this will help further enhance the liquidity of Jiayuan International and optimize the debt maturity structure.

## **Jiayuan International repurchases and writes off US\$195 million 2021 puttable US dollar senior notes in advance**

Jiayuan International Holding Group Limited announced today that it would buy back and write off the US\$135 million of its senior notes due in May 2022 and US\$60 million of its senior notes due in March 2022 on October 30. The two senior notes were granted the right to be put back in May 2021 and March 2021, respectively.

After completion, the remaining amount of the senior notes due in May 2022 is US\$115 million, and that of the senior notes due in March 2022 is US\$262.5 million.

This will not only help reduce the financing cost of Jiayuan International and further optimize the debt structure, but also fully reflect the Company's sufficient cash flow level and sound financial position.

## **Jiayuan International recognized by many securities institutions for its future development prospects**

A number of securities institutions published research reports, expressing promising future development prospects of Jiayuan International. Kingkey Securities, Elstone Group and other securities institutions gave Jiayuan International a buy rating, while Glory Sun Financial and Plutus Securities also held positive views. The report pointed out that Jiayuan International continued to benefit from strong demand of real estate market in the Yangtze River Delta region, and its contract sales performance improved; it made outstanding achievements in investment and development, and had sufficient land reserves, providing strong guarantee for future income growth; at the same time, Jiayuan International continued to optimize the debt structure, the net debt ratio was maintained at a healthy level, and the financial situation remained stable; in addition, the spin-off of property services for listing in HK explored financing channels, the report indicated that Jiayuan International's valuation had room for improvement.