



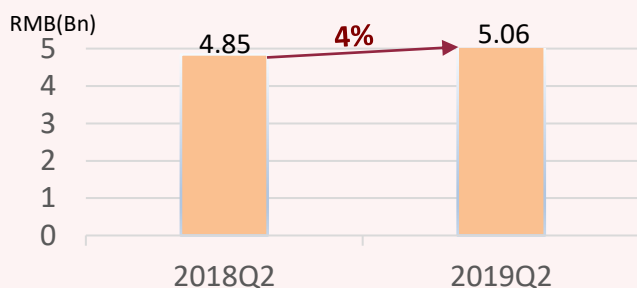
2nd Quarter 2019

Corporate Newsletter

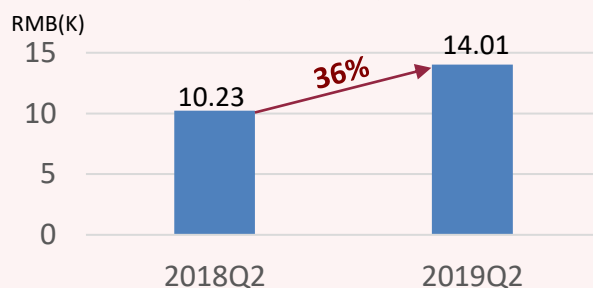
Summary of Contracted Sales

- The contracted sales in the 2nd quarter increased by 4% year on year to approximately RMB5.06 billion. The GFA sold under contracts totaled approximately 361,000 sq.m., down by 24% year on year. The average selling price increased by 36% year on year to RMB 14,011 per sq.m.
- The contracted sales in 2nd quarter were mainly contributed by the property projects in Yangzhou (33%), Hong Kong (8%), Suqian (8%), Xinjiang (7%), and other cities (44%).

Contracted Sales Value



Average Selling Price



Updates on Capital Market

- The Group had several reversed roadshow in the 2nd quarter, the investors visited projects in Nanjing, Yangzhou and Anhui, including Nanjing Jiayuan Five Stars Plaza, Nanjing Jianyuan Zijin Hua Mansion, Yangzhou Kowloon Peninsula, Yangzhou Honour Mansion, Yangzhou Centurial City, Yangzhou Jiayuan Gui Mansion, Yangzhou Westmount Villa and Hefei Paris Metropolis, received high recognition and praise from investors.
- On 18 April 2019, Jiayuan International has signed a strategic cooperation agreement with 5 financial institutions and obtained total credit of RMB43 billion.
- On 2 May 2019, the Group successfully issued three-year bonds of up to US\$225 million at a coupon rate of 11.375% through private placement to replace the US\$160 million worth of bonds which would be due in October of 2019, and to repay the US\$50 million worth of bonds which were due in May of 2019.
- On 15 May 2019, Moody's placed Jiayuan International's rating on review for upgrade.
- On 11 July 2019, the Group successfully issued two-year and eight-month bonds of up to US\$225 million at a coupon rate of 13.75% through public offering to replace part of the US\$400 million worth of offshore bonds with a redemption option in October of 2019.
- On 18 July 2019, the proposal of the Group's Chairman inject the businesses, the Anhui-based property development project of his privately-owned group into Jiayuan International was approved with 99.99% of the votes.



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2019 Annual General Meeting

On 13 June, Jiayuan International Group Limited held its 2019 Annual General Meeting. Chairman of the Board, Mr. Shum Tin Ching, Vice Chairman, President & Executive Director, Mr. Zhang Yi, Vice Chairman & Executive Director, Mr. Huang Fuqing, Joint Company Secretary & Executive Director, Ms. Cheuk Hiu Nam and a representative of Deloitte Touche Tohmatsu participate in the meeting. The meeting was hosted by Mr. Zhang Yi to present the Group's financial statements for 2018, the report of the Board of Directors and the auditor's report. All the proposals were approved with a big majority of the votes.



Awards

China Property Award of Supreme Excellence 2019

The Hong Kong Institute of Financial Analysts and Professional Commentators Limited and seasoned stock commentators form an assessment committee to select well-performing China-based real estate companies by six criteria, including operating results, prospect, corporate governance, execution of projects, brand image and social responsibility. The activity is aimed at recognizing the China-based real estate companies for their contributions to the economic prosperity of Hong Kong.



Real Estate Industry Excellence Award for 2018

The Group won the award in The Guangdong-Hong Kong-Macau Greater Bay Area Financial Technology Development Summit Forum and the 7th "Hong Kong Stock Top 100" Awards Ceremony, which were held by the Top 100 Hong Kong Listed Companies Research Centre and co-organized by Finet, China National Radio, China Daily, i-CABLE Finance Info Channel and People's Daily Online. The event attracted many members of the political and business elites, investment experts, business leaders from home and abroad. The events serve as an occasion for exchange of ideas.





Bestselling Property Projects in 2nd Quarter

- On 29 June, an area for show flats at Jiangdu Jiayuan Ginza was opened. More than 300 groups of customers attended the opening ceremony and most of them signed sales contracts at the event. As of 16 July, a total of 311 units were sold, with sales exceeding RMB170 million.
- Nanjing Jiayuan Mall unveiled its show flats. The Group's chairman, Mr. Shum Tin Ching, and vice chairman, Mr. Huang Fuqing, attended the opening ceremony with the property project's leader. The event attracted more than 1,000 customers.
- Sales of high-rise residential units at the third phase of Paris Metropolis started. The newly launched 267 suites and parking spaces were sold out within two hours. Sales of RMB220 million were recorded at the debut, making Paris Metropolis another property project of Jiayuan that were sold out in an Hour.
- The T-PLUS started to sell 344 units, and signed sales contracts with home buyers over 337 units on the first day of the sale. The contracted sales totaled more than HK\$1.04 billion, accounting for 98% of the value of all the units put up for sales at the project. More than 13,000 registrations of the project which is the top sales in Hong Kong since the Residential Properties (First-hand Sales) Ordinance has commenced.
- Enping Jiayuan Didu Hot Spring Resort was launched and received overwhelming market responses.

Snapshots of On-site Sales Campaigns



On-site sales campaign at Jiayuan Ginza



On-site sales campaign at Nanjing Jiayuan Mall



On-site sales campaign at Nanjing Jiayuan Mall



On-site sales campaign at Paris Metropolis



On-site sales campaign at T-PLUS



On-site sales campaign at Enping Jiayuan Didu Hot Spring Resort

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