

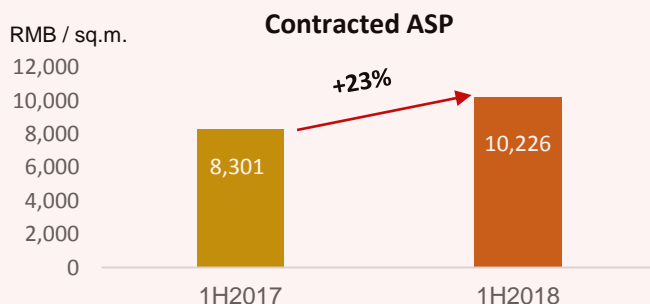
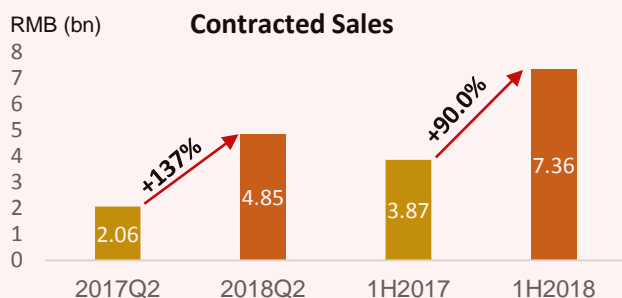


**2nd Quarter 2018
 Corporate Newsletter**



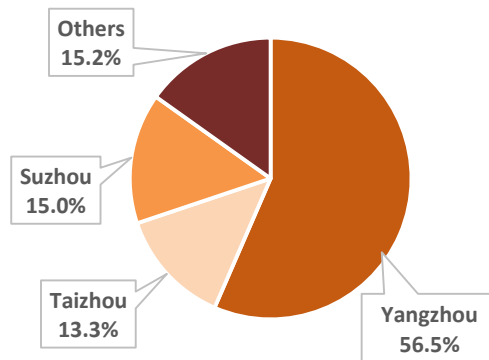
Summary of Contracted Sales

- The contracted sales in the 2nd quarter of 2018 increased by 137% year-on-year to 4.85 billion. For the first half of 2018, it generated approximately RMB7.36 billion in sales, significantly up by 90% over the same period of 2017. The sales area aggregated approximately 719,000 sq.m., which reached an increase of 54% when comparing with 2017.
- The average selling price was increased by 23% to RMB 10,226 per sq.m. year-on-year.



Projects Sales in the 2nd Quarter

- In the 2nd quarter of 2018, the company launched 5 residential projects in the 3 administrative districts of Yangzhou, namely Hanjiang District, Guangling District and Jiangdu District. The projects have become the landmarks in Yangzhou. The units are sold entirely shortly after launching for sale and the impressive sales record is testimony to the good reputation that Jiayuan has been built in Yangzhou for 15 years.
- The sales contribution from the Yangzhou accounted for more than 50% in the 2nd quarter of 2018.



Project Name	Location	Total GFA (0,000 Sq.m.)	Q2 Contracted Sales (RMB in million)
Yangzhou Jiayuan Huafu	Guanglin District	25.3	338
Yangzhou Jiayuan Guifu		32.5	792
Yangzhou Westmount Villa	Hanjiang District	23.9	431
Yangzhou Centurial Honour Mansion	Jiangdu District	57.4	932
Yangzhou Centurial City		71.7	249
Suzhou Jiayuan Metropolis	Taicang	16.8	728
Taizhou Venice Metropolis & Taizhou Other Projects		209.8	647
Other areas		268.9	736





Capital Market Update

- In April 2018, the group completed a tap issue for an additional US\$100 million 364-days senior secured notes with a coupon rate at 8.125%.
- Stepping into the 2nd quarter, as driven by the continued strong contracted sales growth, the company's share price performance was satisfactory, and the market capitalization exceeded HKD \$30 billion for the first time.

New Projects in the 2nd Quarter

- The Group acquired 10 projects by way of M&A, land auction and co-development.
- To increase plenty land reserves for operational development in the future.

Province	City (District)	Project Name	Date of Acquisition	Approximate Total GFA (sq.m.)	Consideration (RMB in million)
Guangdong - Hong Kong - Macao	Hong Kong	T-Plus Property San Hop Lane Properties Success Centre Property	May 2018 (Subject to Completion)	63,000¹	2,450¹
Yangtze River Delta Economic Zone	Shanghai	Huijing Huating Fengcheng Mingdu Jiayuan Dream Square	June 2018 (Subject to Completion)	230,000 (Entitled interest: 90%)	565
	Taizhou	Taixing YingXing Road	May 2018	141,000	506
	Changzhou	Chang Gaoji Project	May 2018	77,000 (Entitled interest: 50.5%)	328
Route of Belt and Road Initiative	Urumqi	Jiayuan Metropolis	June 2018	344,000 (Entitled interest: 90%)	1,235
	Cambodia	Chroy Changvar District	May 2018	608,000	227

Note 1: Please refer to the announcement on May 25, 2018 for details.





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2018 Annual General Meeting

■ On June 13, the company held its 2018 annual general meeting in Hong Kong. Mr. Shum Tin Ching (Chairman), Mr. Huang Fuqing (Vice Chairman), Ms. Cheuk Hiu Nam (CEO and Executive Director), Mr. Wang Jianfeng (Executive Director) and Independent Non-Executive Directors attended the meeting to report to shareholders on the work agenda and development targets for the coming year. The management stated that in view of the continued demand of the mainland property market, the company's sales in the first half of the year were impressive, and some projects located in first-tier cities are anticipated to be launched for sale during the year. It is expected that the annual contracted sales growth will exceed the original target of 25%.



Company News

■ To wish a successful opening of Yangzhou Centurial City, which is the Group's large-scale commercial complex, the Group held "A Ceremony for the 200 Day Countdown to the Opening". The guests were captivated by splendid evening performances. During the countdown ceremony, the Company received support from all sections of society, including that from the media. Almost one thousand people attended the event, looking forward to the successful opening of the commercial complex.



■ To celebrate the 2nd anniversary of the Group's listing, a subsidiary of the Group in Yangzhou organized an activity named "Jiayuan Cycling Day". More than 300 home owners at Jiayuan Westmount Villa, Jiayuan Guifu, Jiayuan Huafu, Jiayuan Centurial City and Jiayuan Honour Mansion participated in the event which advocated a green, low-carbon and healthy lifestyle.



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