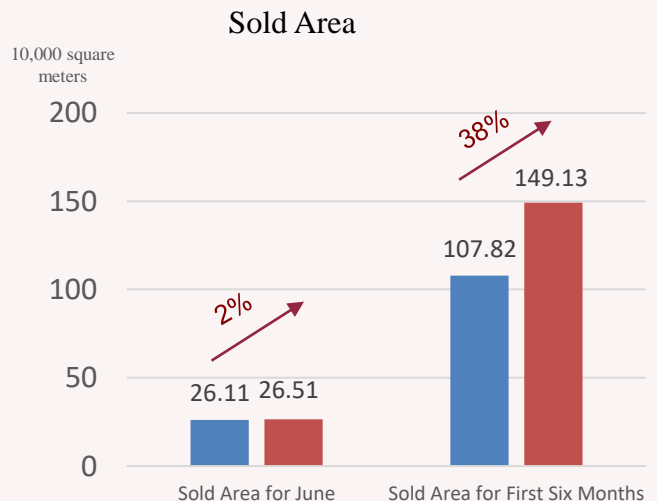
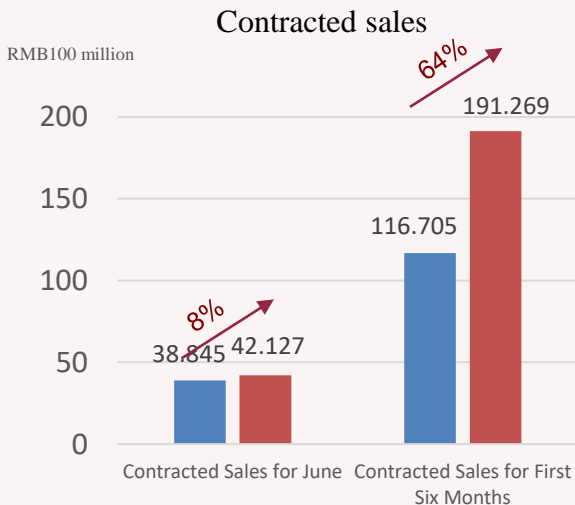


June 2021 Newsletter

Summary of contracted sales

- Contracted sales for June amounted to approximately RMB4,212.7 million, representing a year-on-year increase of approximately 8%; whereas that for the first six months amounted to approximately RMB19,126.9 million, representing a year-on-year increase of approximately 64%.
- Contracted GFA for June was approximately 265,093 square meters, representing a year-on-year increase of approximately 2%; whereas that for the first six months was approximately 1,491,382 square meters, representing a year-on-year increase of approximately 38%.



Jiayuan International Bond was rated "Buy" and "Overweight" by HSBC and Nomura Securities

On June 7, 2021, HSBC and Nomura Securities issued the credit outlook report for the second half of 2021, **Jiayuan International Bond was rated "buy" and "overweight"**, respectively.

Jiayuan International Bond is one of HSBC's first-choice recommendations for the second half of 2021. HSBC stated that both Jiayuan International Bond and the profitability of Jiayuan International for 2020 prevail its peers. HSBC expects that the company's financial indicators will further improve after it completes asset injection in the first half of 2021. Therefore, Jiayuan International was rated "overweight" as basic rating recommendation.

Nomura Securities maintains the "overweight" rating on 2021-23 due Bond of Jiayuan International. Among the real estate developers, Nomura Securities expressed its preference for Jiayuan International, believing that its low-cost land bank is sufficient, its gross profit rate is higher than that of its peers, with a higher proportion of equity and limited off-balance sheet liabilities, which will offset the adverse effects of limited financing channels due to the relatively large reliance on trust loans (accounting for approximately 23% of the total debts).

Jiayuan International held 2021 Annual General Meeting and successfully passed 7 resolutions

In the morning of June 9, 2021, Jiayuan International held 2021 Annual General Meeting. Affected by the pandemic, the meeting was conducted through online live broadcast. All the directors and Mr. Zhang Zhaochang, the representative of PricewaterhouseCoopers, participated in the meeting online.

The meeting successfully passed 7 resolutions, including the 2020 financial statements, chairman's statement and auditor's report, the approval on distribution of 2020 final dividend, the re-election of directors, and the re-appointment of auditors with the majority of votes. Jiayuan International appreciated the ongoing support and trust from investors. We will continue to work hard to create excellent performance and reward our investors.

“ Jiayuan International completed the acquisition of substantial shareholder Shandong Assets

On June 30, 2021, Jiayuan International was pleased to announce the completion of the acquisition of a property development project held by Mr. Shen Tianqing in Shandong Province.

Jiayuan International 1) allotted and issued 840,000,000 consideration shares at the issue price of HK\$3.30 per consideration share; 2) issued convertible bonds with a total principal of HK\$3,420,640,000, and the seller can convert the relevant convertible bonds into a maximum of 1,036,557,575 convertible shares at the conversion price of HK\$3.30 per convertible share; 3) finished payment of the balance of HK\$1,054,920,000 (equivalent to approximately RMB894,000,000) as the consideration for the acquisition. After the completion of the acquisition, it is expected that the increase in net assets will continue to optimize the asset-liability structure of Jiayuan International and further stabilize the financial position of the company.

New land reserves (January-June 2021)

Project	Cities	Equity ratio	Methology	GFA (sq.m.)	Average cost (RMB/sq.m.)
Luyang, Hefei LY202101	Hefei, Anhui	100%	Tender, auction and listing-for-sale	43,044	10,800
Gaoming Xijiang New Town, Foshan	Foshan, Guangdong	100%	Tender, auction and listing-for-sale	201,399	3,853
Suqian 2021 (Jing) C Sucheng 07	Suqian, Jiangsu	100%	Tender, auction and listing-for-sale	295,000	5,930
Luyang, Hefei LY202105	Hefei, Anhui	100%	Tender, auction and listing-for-sale	141,000	7,215
Yangzhou GZ297 plot	Yangzhou, Jiangsu	100%	Tender, auction and listing-for-sale	152,000	4,927
Zhuhai Ganghua Project	Zhuhai, Guangdong	100%	Acquisition	27,494	6,880