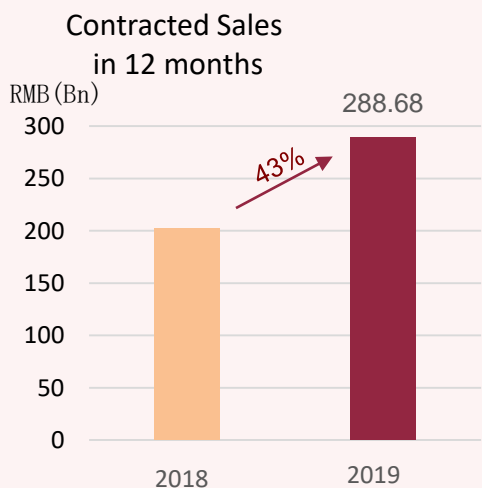




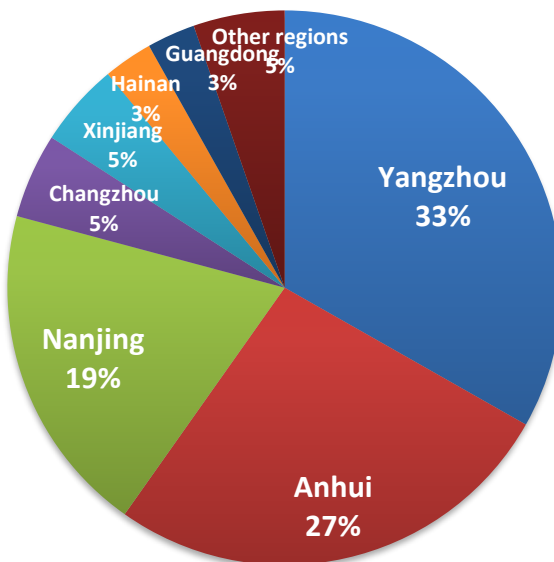
Overview of Contracted Sales (2019)

- Sales for December amounted to some RMB 3.504 billion, up around 63% YoY; that for the whole year totalled around RMB 28.868 billion, growing about 43% YoY.
- The sold area for December totaled about 252,978 sq.m., rising 81% YoY; that for the whole year was approximately 2.4457 million sq.m., a 37% YoY increase.
- The average sale price for December was around RMB 13,852, down approximately 10%; that for the whole year was about RMB 11,804, going up some 5%.



Proportions of Regional Sales Contributions

- The sales contributions in the fourth quarter came from: Yangzhou City in Jiangsu Province; Anhui Province including the cities of Hefei, Guoyang, etc.; Nanjing City, Changzhou City, etc. in Jiangsu Province; Guangdong Province, Hainan Province, Xinjiang Autonomous Region, and other regions including Shanghai City, Zhenjiang City in Jiangsu Province, Nantong City, Suqian City, Taizhou City and Hong Kong.
- Having penetrated Yangzhou City for years, the Group has widespread word of mouth and has continuously received enthusiastic response from local citizens.



Company Developments

On 14 November 2019, Jiayuan International's indirect wholly owned subsidiary Hong Kong Jiayuan Commercial Properties Limited participated in the public price tender held by the Yancheng National Land Resources Bureau and obtained for around RMB 1.011 billion the land use rights for the state-owned construction land Yancheng Lot, located in the eastern part of Renmin Road and the northern part of Nanhuan Road in Yancheng City of Jiangsu Province.

The land use rights and authorization for commercial and residential uses surrounding the Yancheng Lot measured some 130,8000 sq.m. last 40 and 70 years respectively. The land use rights cover commercial and residential uses and commercial facilities such as hotels.

The acquisition of the Yancheng Lot has provided the Group with an excellent opportunity to further expand its presence, extend its influence and increase its land reserves in Jiangsu Province, which will help it better consolidate and utilize its brand advantages in the region and achieve synergy in its local property development projects.



Capital Market

On 3 December, Jiayuan International successfully issued two rounds of USD bonds.

- The company issued an additional US\$37.5 million of USD bonds after issuing US\$200 million worth of 13.75% USD bonds with a maturity period of three years and four months on 18 October 2019.
- The company issued an additional US\$30 million of USD bonds after issuing US\$225 million worth of 13.75% USD bonds with a maturity period of two years and eight months on 11 July 2019.

Honors



- On 15 November 2019, Jiayuan International received the Golden Wisdom Award – Public Company Charity Innovation Award from JRJ.com. While conducting charity work, the company has formed its own characteristics. For Jiayuan, charity raises from a simple greeting and a heart-warming little gift. It hopes charity becomes a way of life for everyone.



- On 27 November 2019, Jiayuan International won the Listed Company Awards of Excellence 2019 from the Hong Kong Economic Journal, with its excellent brand reputation, professional training, stringent quality management and gradual strategic planning. The awards committee recognized the company's creative value and management capabilities and believed it would achieve success once again in the coming year.



- On 28 November 2019, Jiayuan International claimed the ListCo Excellence Awards 2019 jointly presented by am730, PR ASIA and finance.ifeng.com. With persistent efforts in 2019, the company has proven to the industry its capabilities, strength and potentials, and has won recognition from both the judge panel and trade.



- On 18 December 2019, Jiayuan International stood out among thousands of listed Hong Kong companies and notched the Main Board Award of the Hong Kong Outstanding Enterprises Parade 2019 hosted by Economic Digest, which commends the company's achievements in annual performance and business management. The magazine also recommended the company's stock to both investors and its readers in an interview article.

Charity

- Jiayuan Venice City, developed by Jiayuan International, has made the list of candidates for Typical Model of Residential Environment in Jiangsu for 2019 after passing multiple joint assessments for planning, quality, landscapes, ecology and environmental protection by Jiangsu's authoritative real estate certification agencies and relevant bodies such as the Jiangsu Real Estate and Housing Survey and Research Centre, Jiangsu Famous Brand Promotion Association and Jiangsu Economic News Agency.
- On 15 November 2019, the Nanjing Charity Foundation presented Nanjing Kangxing Technology Industrial Park Operation Management Co., Ltd., a subsidiary of Jiayuan International, with a Certificate of Contribution to thank its caring and support for Nanjing City's charitable events.
- The 36th Macau Walk for Millions, Macau's largest annual charitable event, was grandly held on the morning of 8 December. Coinciding with the 20th anniversary of Macau's reunification with China, this year's event saw Chief Executive of Macau Fernando Chui; Edmund Ho, Vice-Chairman of the Chinese People's Political Consultative Conference; and Fu Ziyang, Director of the Macau Liaison Office officiating at the kick-off ceremony, as well as sports celebrities such as Yao Ming, Deng Yaping, Li Xiaopeng and Yang Wei cheering participants. The event received generous donations from various Macau government departments and bureaus, Macau-based central government bodies, stated-owned Macau companies and different societal organizations and schools. That day, the entire staff of Jiayuan International Macau Xiangyuan Real Estate Development Co., Ltd. walked in the frontline of the activity to support the charitable event with action, demonstrating Jiayuan International's positive corporate image. The donation activity was reported by Macau's mainstream media.



Investors Enquiries:

Jiayuan International Group Limited

Julia ZHU, Public Relations Senior Manager
 Direct Line: (852) 3951 8828
 Email: ir@hkjiayuan.com.hk

PR Enquiries - Wonderful Sky Financial Group

Alanis LIU, Public Relations Associate
 Direct Line: (852) 3970 2196
 Email: jiayuanintl@wsfg.hk