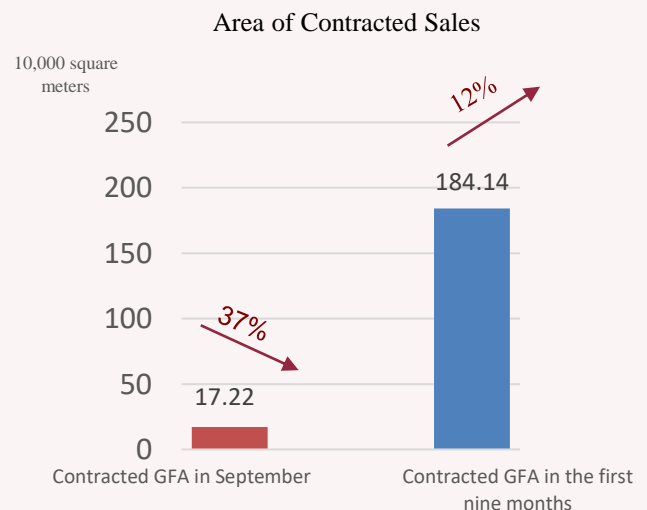
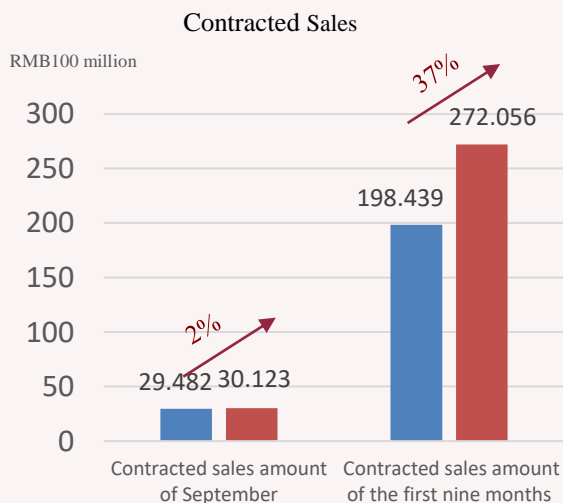


September 2021 Newsletter

Summary of contracted sales

- The contracted sales for September amounted to approximately RMB3,012.3 million, representing a year-on-year increase of approximately 2%, whereas that for the first nine months amounted to approximately RMB27,205.6 million, representing a year-on-year increase of approximately 37%.
- The contracted GFA for September was approximately 172,189 square meters, representing a year-on-year decrease of approximately 37%, whereas that for the first nine months was approximately 2,055,600 square meters, representing a year-on-year increase of approximately 12%.



“ Jiayuan International successfully issues additional USD100 million bonds

On September 23, 2021, Jiayuan International Group Limited (hereinafter referred to as "Jiayuan International" or the "Company") successfully issued additional USD bonds of USD100 million due February 2024, with a coupon rate of 11%. After the issuance was completed, the additional bonds would be consolidated ad form a single class with the USD130 million bonds issued in May, bringing the existing bond balance to USD230 million.

Following the successful innovative issuance of the first green USD convertible bonds for Chinese-funded real estate in July, this additional issuance of the Company not only once again attracted the attention and orders of many high-quality funds and private banking customers, but also received a subscription of USD31 million from the Company's controlling shareholders, demonstrating Chairman Shum Tin Ching's firm confidence in the Company's development under the adversity of the industry. The final orders were six times oversubscribed, and the pricing was smoothly narrowed by 25 basis points from the initial guide price. This issuance will help the Company further optimize its capital structure, reduce financing costs and improve liquidity.

New Land Reserves (January–September 2021)

Project	Cities	Equity Ratio	Acquisition Methodology	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
Suqian Wenhan Mansion	Suqian, Jiangsu	100%	Tender, auction and listing-for-sale	255,177	3,031

Note: There were no new land reserves in Q3.