



Jiayuan International Group Limited
佳源國際控股有限公司
股份代號 Stock Code : 2768.HK



Jiayuan International Group Limited
佳源國際控股有限公司
股份代號 Stock Code : 2768.HK

Suite 1403, 9 Queen's Road Central,
Central, Hong Kong

(852) 3951 8888
(852) 3951 8899
info@hkjiayuan.com.hk
www.jiayuanintl.com

JIAYUAN INTERNATIONAL GROUP LIMITED

August 2018



01

集團概要
About Us

02

核心理念
Core Concepts

03

2018年中期業績亮點
Business highlights in the
first half of 2018

04

指標成份股
Constituent of Benchmark
Indices

05

資本市場動態
Capital Market Dynamics

06-07

業務版圖
Business Footprint

08-09

項目列表
Projects List

10

樓盤銷情
Sales Highlights

11

商業營運
Commercial Operation
Highlights

12

政府或大企業考察
Government and
Major Corporate Field Trips

13

社區活動
Community Events

14

公益慈善事業
Social and Charity Projects

15

集團榮譽
Awards and Recognitions

16

活動相冊
Event Photos

佳源國際控股有限公司（統稱「集團」）是發展成熟的物業開發商，在中國各大城市開發大型住宅及商業綜合體項目，2016年在香港聯交所主板上市，股份代號：2768。憑藉超過二十年物業開發經驗，透過優質的規劃、完善的品質監控、成熟的管理系統及經驗豐富的專業團隊，創造出切合不同地區需求的物業，成功鞏固「佳源」品牌。

集團在中國擁有的物業組合超過三十個，主要開發區域涵蓋南京、揚州、南通、泰州、鎮江及蘇州等城市。2016年，集團率先進入粵港澳大灣區，先後在深圳、江門及澳門取得多個優質項目；及於2018年在港成立合資公司，正式進軍香港房地產市場；並向集團主席沈天晴先生購入上海優質資產，進一步鞏固集團在長三角區域的領先地位。同年，集團成功拓展至貴陽及烏魯木齊等重點省會城市，並且進入柬埔寨，標誌著集團在國際化發展的道路上邁向新的台階。

Jiayuan International Group Limited (as the "Group") is an established property developer of large-scale residential and integrated commercial complex projects in the PRC, the Group listed its shares on the Main Board of the Stock Exchange of Hong Kong, stock code: 2768. With over 20 years of experience in property development, the Group develops property projects through comprehensive planning, meticulous quality control, sophisticated management system and experienced professional teams to meet the needs of different regions and strengthen the brand image of "Jiayuan".

The Group currently has a portfolio of over 30 property development projects in the PRC, covering Nanjing, Yangzhou, Nantong, Taizhou, Zhenjiang and Suzhou, etc. The Group first entered into the market of Guangdong - Hong Kong - Macao Bay Area through the acquisition of few quality projects in Shenzhen, Jiangmen and Macao since 2016. The Group has also successfully gained a foothold in the property market of Hong Kong by forming a joint venture; and acquiring three prime Shanghai properties from Chairman Mr. Shum Tin Ching, with the aim to further enhance the Group's leading position in Yangtze River Delta Economic Zone. In the same year, the Group successfully expanded to Guiyang and Urumqi and entered into Cambodia; which marked as a new step towards international development.

願景
做品質生活的
引領者

Vision
Becoming a
leader
in a quality
lifestyle

使命
締造
品質生活

Mission
Creating a
**quality
lifestyle**

價值觀
品質是
硬道理

Value
Quality is
an **unyielding
principle**

個人品質
Personal
Quality

工作品質
Work
Quality

產品品質
Product
Quality

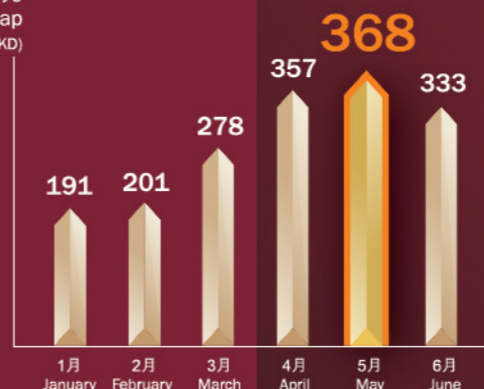
生活品質
Quality
of Life

效益品質
Cost-
effectiveness

屢創銷售佳績
市值突破
Repeatedly breaking sales record
with a market capitalization topping

300 億
30 billion

市值億港元
Market cap
(in 100 million HKD)



+42%

收入
Revenue

4,129.9 百萬元
million
人民幣 RMB

+23%

合同銷售均價
Contracted average selling price

10,226 元
dollars
人民幣 RMB

+54%

合同銷售面積
Contracted GFA

719,416 平方米
sq.m
建築面積 GFA

+90%

合同銷售金額
Contracted Sales

7,357 百萬元
million
人民幣 RMB

+87.5%


純利
Net Profit

979 百萬元
million
人民幣 RMB

+35.3%

毛利
Gross Profit

1,370.3 百萬元
million
人民幣 RMB

 恒生指數
HANG SENG INDEXES

2016.08

恒生綜合小型股指數成份股
Hang Seng Composite
SmallCap Index

2017.03

恒生港股通指數成份股
Hang Seng Stock
Connect Hong Kong
Index

2018.08

恒生綜合大中型股指數成份股
Hang Seng Composite
LargeCap & MidCap Index

MSCI

2016.11

MSCI明晟中國小型股指數
成份股
MSCI China Small Cap Index

2017.03

深港通下的港股通證券名單
Tradable stock under the
scheme of Shenzhen-Hong
Kong Stock Connect

2017.07

香港交易所收市競價交易
時段證券名單
Tradable stock during
Closing Auction Session

踏入二季度，在合約銷售增長持續強勁的帶動下，集團市值首次突破**300億**港元。

Stepping into the 2nd quarter, as driven by the continued strong contracted sales growth, the Group's market capitalisation exceeded HKD **\$30 billion** for the first time.

2018年1月，集團成功在國際資本市場上發行**2.5億**美元優先票據，獲得超額認購逾10億美元。同年4月，集團於境外債券市場上增發**1億**美元已上市優先票據。

In January 2018, the Group successfully issued US**\$250 million** senior notes in the international capital market, with over-subscription US\$1 billion. In April, the Group completed a tap issue for an additional US**\$100 million** senior notes.



企業信用等級
Corporate credit
ratings

B2

集團積極參與各大機構舉辦的交流會，如「格隆匯房地產高峰論壇」，「第十二屆再創高峰亞洲投資峰會2018」，與國內外的機構投資者分享集團過去一年取得的成果。

The Group actively participated in exchange meetings organised by major institutions, such as the "Gelonghui Real Estate Summit Forum 2018", "The 12th Asia Investment Summit 2018" to share the achievements of the Group in the past year with domestic and foreign institutional investors.



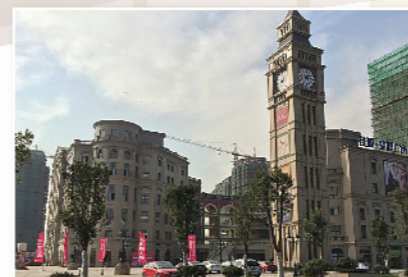
2018年新增拓展區域：
Newly expanded regions in 2018:
香港、上海、江門、貴陽、烏魯木齊、柬埔寨
Hong Kong, Shanghai, Jiangmen, Guiyang, Urumqi and Cambodia

進入一帶一路沿線地區
Enter into the regions along The Belt and Road

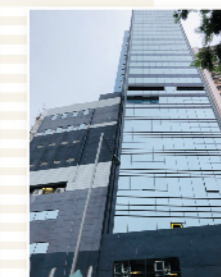


烏魯木齊
Urumqi

深耕長三角區域
Penetrate into Yangtze River Delta



佈局粵港澳大灣區
Develop in Guangdong - Hong Kong - Macao Bay Area



貴陽
Guiyang

江門
Jiangmen

深圳
Shenzhen

香港
Hong Kong

澳門
Macau



香港 Hong Kong

1. 菁雋*
T-Plus*
2. 新合里*
San Hop Lane*
3. 成功中心*
Success Centre*

澳門 Macau

4. 氹仔項目
Taipa Project



上海 Shanghai

5. 佳源夢想廣場*
Jiayuan Dream Sqaure*
6. 奉成名都*
Fengcheng Mingdu*
7. 匯景華庭*
Huijing Huating*



深圳 Shenzhen

8. 羅湖項目
Luohu Project
9. 寶安項目
Bao'an Project

江門 Jiangmen

10. 佳源帝都溫泉山莊*
Jiayuan Didu Hot Spring Resort*

揚州 Yangzhou

11. 佳源華府
Jiayuan Huaifu
12. 佳源桂府
Jiayuan Guifu
13. 佳源西峰玖墅
Jiayuan Westmount
• Villa
14. 世紀天城榮御府
Centurial Honour Mansion
15. 佳源世紀天城
Jiayuan Centurial City



南京 Nanjing

16. 紫金華府
• Zijin Mansion

蘇州 Suzhou

17. 佳源都市
Jiayuan Metropolis

常州 Changzhou

18. 佳源君宸府*
Jiyuan Junchen Fu*

19. 佳源悅府*
Jiayuan Yuefu*

20. 雪堰佳源中心廣場
Xueyan Jiayuan Central Plaza

南通 Nantong

21. 佳源都市
Jiayuan Metropolis



鎮江 Zhenjiang

22. 佳源巴黎都市
Jiayuan Paris Metropolis

泰州 Taizhou

23. 佳源優優華府*
Jiayuan Youyou Huafu*

24. 威尼斯城
Venice Metropolis

25. 羌溪花園
Qiangxi Garden

26. 威尼斯城萬達廣場
Venice Metropolis Wanda Plaza

27. 佳源新天地
Jiayuan New World

28. 古溪佳源中心廣場
Guxi Jiayuan Central Plaza

29. 黃橋佳源中心廣場
Huangqiao Jiayuan Central Plaza



宿遷 Suqian

30. 外灘一號
The Bund Number One



31. 公園一號
Park Number One



32. 名人國際花園
Elite International Garden

33. 巴黎城市
Paris Metropolis

34. 羅馬都市
Rome Metropolis

貴陽 Guiyang

35. 西湖路項目*
Xihu Road Project*

烏魯木齊 Urumqi

36. 佳源都市*
Jiayuan Metropolis*

柬埔寨 Cambodia

37. 水淨華區項目
Chroy Changvar Project*

多個樓盤頻現搖號買房盛況 Ballots draw for purchase appear frequently

集團上半年來自揚州的銷售貢獻佔比達6成，旗下多個樓盤包括佳源西峰攻墅、佳源桂府、佳源華府、佳源世紀天城及世紀榮御府同時亮相，搖號買房的場景更是頻頻出現，如世紀榮御府加推的128套房源，當天共有899人認籌，中簽率僅14.2%，屢售屢罄的銷情亦印證了佳源品牌深耕江蘇省十五年的良好口碑。

The sales contribution from Yangzhou city attributed to the Group accounted for 60% in the first half year. The property projects including Jiayuan Westmount Villa, Jiayuan Guifu, Jiayuan Huafu, Jiayuan Centurial City and Centurial Honour Mansion were unveiled at the same time. Scenes for ballots draw for purchase appear frequently, such as the additional 128 apartments of Centurial Honor Mansion for sale while a total of 899 potential buyers made a subscription with only 14.2% success rate. The brilliant sales performance proved the good reputation of Jiayuan in Jiangsu Province for 15 years.

蘇州佳源都市半小時實現銷售額1.5億 Suzhou Jiayuan Metropolis reached RMB150 million sales record

集團旗下位於蘇州太倉市主城區的住宅樓盤－蘇州佳源都市，以卓越的地理位置和智能化家居體驗贏得市場的一致好評。自樓盤開售以來一直受到當地市民熱烈追捧，前來目睹科技樣板房的置業者絡繹不絕，當天加推的房源全部售罄，半個小時內實現銷售額達人民幣1.5億。

The residential project located in the Suzhou Taicang City – Suzhou Jiayuan Metropolis, won high praise from the market for its prime location and intelligent home experience. Since the launch for sale of the project it received enthusiastically response from the local residents, and a steady stream of buyers have come to visit the technology show room. The sales of additional apartments were reached RMB 150 million within half an hour.

佳源外灘一號數百套房當日售罄 Hundreds of apartments of Jiayuan Bund No.1 were sold out in 1 day

另一個位於宿遷市的全新樓盤－佳源外灘一號，乃全市首個使用微信選房的優質樓盤，首開當天3棟樓共數百套房源全部售罄，創下1.8億元的銷售紀錄，瞬間成為市場焦點。

Another project located in Suqian City - Jiayuan Bund No.1, is the first high-quality real estate in the city to use WeChat to select an apartment available for sale. The first day opening for sale of three buildings, consisting a total of hundreds of apartments were sold out, setting a sales record of RMB 180 million and became the focus to the market.

揚州佳源世紀天城 Yangzhou Jiayuan Centurial City

為預祝位於揚州的大型商業綜合體開業成功，公司舉辦盛大的「開業200天倒計時儀式」，吸引社會各界人士及媒體親臨現場，見證璀璨時刻。佳源銀座作為江都5A級商務寫字樓，座落揚州江都濱江新城核心商務區，也是佳源世紀天城商務板塊重要組成部分，項目首開當天錄得認購金額達人民幣1億元，熱銷全城。

To pre-celebrate a successful opening of the Yangzhou Jiayuan Centurial City, which a large-scale commercial complex of the Group, an event of "The Ceremony for the 200 Days Countdown to the Opening" was held. The ceremony attracted guests from all sections of the society, including social elites and those from the media, who were captivated by the splendid evening performances. Jiayuan Ginza is a 5A-grade office building located in the core commercial area of the Binjiang New City of Jiangdu district, as an important part of the Jiayuan Centurial City. The project attained excellent sales results and the subscription amount hit RMB100 million on the first day of its launch.

南京佳源夢想廣場 Nanjing Jiayuan Dream Square

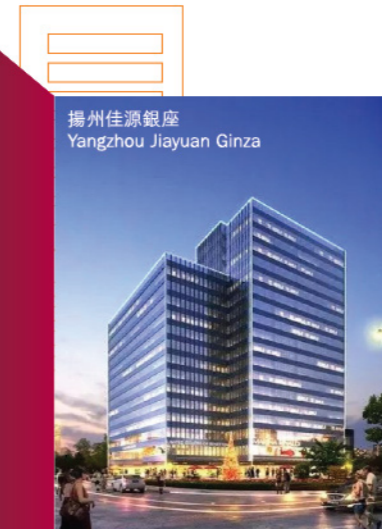
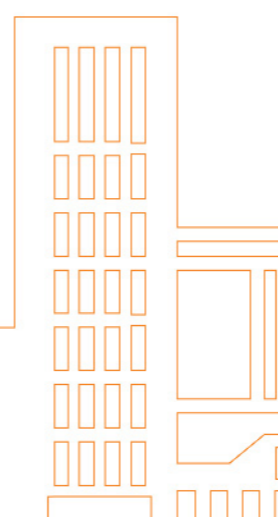
南京紫金華府的商業配套——佳源夢想廣場，將於2018年第四季盛大開業。項目定位為社區服務型商業綜合體，涵蓋購物、娛樂、餐飲、休閒、教育、親子、生活配套等7大業態，為周邊3公里內居民提供衣食住行便利。目前星巴克、幸福藍海國際影院、寶力豪健身、亞朵主題酒店等主力店已簽約進駐，預計商場開業後將匯聚南京高端人流，帶動城東商業氣氛。

Jiayuan Dream Square, which provides commercial support to Nanjing Zijin Mansion, will open in the Q4 of 2018. As a community service-oriented commercial complex, it covers 7 major retail categories, including shopping, entertainment, catering, leisure, education, family, and life support, providing convenience for residents within a radius of 3 kilometers. Anchor stores such as Starbucks, Omnijoi International Cinema, Powerhouse Gym, and Atour Theme Hotel have entered tenancy agreements with Jiayuan Dream Square. It is expected that it will attract high-end customer flow in Nanjing and lift the commercial atmosphere of Chengdong after opening.

泰州威尼斯城萬達廣場 Taizhou Venice Metropolis - Wanda Plaza

泰州威尼斯城與萬達廣場首度合作，共同打造泰州新地標，預計於2018年第四季正式開業。集團深信屆時萬達廣場的開張將帶動威尼斯城周邊的商業氛圍，鞏固集團作為泰州優秀城市發展綜合服務商的領先地位。

Taizhou Venice Metropolis and Wanda Plaza cooperated with each other for the first time to jointly build a new commercial building in Taizhou, which is expected to be opened for business in the fourth quarter of 2018. The Group firmly believes that the opening of Wanda Plaza will drive the commercial atmosphere around Venice Metropolis and consolidate the Group's leading position as a comprehensive service provider for excellent urban development in Taizhou.



▲ 泰州威尼斯城萬達廣場
Taizhou Venice Metropolis - Wanda Plaza
▼ 南京佳源夢想廣場
Nanjing Jiayuan Dream Square



深圳寶安區委書記會見佳源國際主席沈天晴一行

The Secretary of Shenzhen Baoan District Party Committee Meeting Mr. Shum Tin Ching, the Chairman of the Group

2018年4月，深圳市寶安區區委書記姚任會見佳源國際主席沈天晴先生及其他集團管理層。雙方就集團如何落戶深圳寶安區進行深入交流，姚書記對佳源品牌旗下的文旅產業如中國Mall、未來城發展前景非常看好，並就產業快速進入寶安區提供工作方向，為後續發展奠定了良好基礎。

In April, 2018, the Secretary of Shenzhen Baoan District Party Committee Mr. Yao Ren met Mr. Shum Tin Ching, the Chairman of the Group, and other senior management members of the Group. They conducted in-depth communication on how the Group to be settled in Baoan District. Secretary Yao expressed his optimism on the cultural and tourism business of Jiayuan, such as Mall of China and Future City, and provided working direction for the rapid entry of the business into Baoan district, which has laid a foundation for subsequent development.

以世界級標準打造佳源帝都溫泉山莊 助推恩平生態城建設

Building the world-class standard Jiayuan Didu Hot Spring Resort with to foster the development of the Enping Ecological City

2018年4月，集團行政總裁兼執行董事卓曉楠獲邀出席「新經濟·大灣區·生態城」2018江門（恩平）投資推介會，宣佈集團將投入資源升級改造恩平帝都溫泉項目，並且引入集團現有的醫療養老、智慧家居，以及文化旅遊等元素，以世界級標準，為這個曾被中國礦業聯合會授予第一個「中國5A級溫泉度假區」的項目，增添多元化旅遊體驗。

In April 2018, Ms. Cheuk Hiu Nam, the Chief Executive Officer and Executive Director of the Group, was invited to attend the "New Economy, Greater Bay Area, Eco-City" 2018 Jiangmen (Enping) Investor Conference, where she announced that the Group would invest resources in upgrading and redeveloping the Enping Didu Hot Spring Resort. By introducing the Group's existing medical and nursing facilities, smart home and cultural tourism elements, the Group aims to add world-class, diversified tourism experiences to this resort project that was awarded the honor of the first "China 5A Hot Spring Resort" by the China Mining Association.

江蘇省政協副主席率團蒞臨泰州威尼斯城視察調研

Visit by the Vice Chairman of the Jiangsu Provincial Committee of CPPCC to Taizhou Venice Metropolis

2018年7月，江蘇省政協副主席洪慧民先生與泰州市政協副主席等領導蒞臨泰州威尼斯城營銷中心考察，就公司房產經營狀況進行實地調研。洪副主席對佳源深耕泰州所取得的成就表示祝賀，同時對市政府創造的良好營商環境表示高度認可。

In July 2018, municipal government leaders including Mr. Hong Huimin, the Vice Chairman of the Jiangsu Provincial Committee of CPPCC and other leaders of the Taizhou Municipal Committee of CPPCC visited and studied the operation of the sales centre of Taizhou Venice Metropolis. Mr. Hong complimented the achievements of the Group and gave high recognition of the business environment fostered by the municipal government.

幸福佳源，健康騎行

Blissful Jiayuan Cycling Day

2018年4月，為慶祝公司上市2周年，集團組織旗下揚州項目公司舉辦「五盤聯動騎行活動」，吸引超過300名來自佳源西峰玖墅、佳源桂府、佳源華府、佳源世紀天城及佳源榮御府等項目的準業主參與，活動旨在宣揚綠色低碳的健康生活方式。

In April 2018, 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 perspective owners of Jiayuan Westmount Villa, Jiayuan Guifu, Jiayuan Huafu, Jiayuan Centurial City and Jiayuan Honour Mansion participated in the event which promoting a green, low-carbon and healthy lifestyle.



「佳源魔幻之夜」圓滿落幕

Jiayuan Magic Night

2018年6月，佳源桂府及佳源華府在揚州李寧體育公園舉辦了「佳源魔幻之夜」大型魔幻秀活動，吸引了超過1,000名當地居民參加。動感的熱舞與神奇的魔術為揚州人民呈現了一場華麗與震撼的魔幻盛宴。

In June 2018, Jiayuan Guifu & Jiayuan Huafu organized a big magic show named "Jiayuan Magic Night" in Yangzhou Li Ning Sports Park and attracted more than 1000 local residents from Yangzhou. The dynamic dance show and mystical magic performance turned the night into a fabulous feast of magic.



「佳源外灘壹號壹」明星秀才藝大賽暨全國好童聲泗陽站總決賽

"The Bund Number One Cup" Kids' Talent Show cum Singing Contest Finals in Siyang

2018年6月，「佳源外灘壹號壹」明星秀才藝大賽暨全國好童聲泗陽站總決賽，在外灘壹號售樓中心盛大舉行。在前兩場選拔賽中脫穎而出的43名小選手們在當晚的總決賽中競爭激烈，鋼琴獨奏、個人獨唱、古箏表演等各式才藝輪番上演，精彩表演贏得全場掌聲。

In June 2018, the kids' talent show cum singing contest finals in Siyang was hosted at the sales center of The Bund Number One. More than 43 young finalists competed fiercely in the finals, showing off their talents in piano, solo, and guzheng, and etc. The splendid performances won applause from the audience.





佳源國際組成方陣 參與香港首屆創意慈善跑
Jiayuan International Formed a Team to Join the First Creative Charity Run in Hong Kong

2018年6月，佳源國際組織四人佳源方陣參與香港首屆創意慈善跑InnoRun公益活動，透過身體力行和慷慨捐款傳遞正能量，加深團隊合作與培養運動精神。此次活動共籌得約26萬港元，全數撥捐香港公益金。

In June 2018, Jiayuan International formed a team of four to participate in Hong Kong's first creative charity run "InnoRun" through physical and gentle donations. The activity aimed to deliver positive energy, to enhance teamwork and to foster sportsmanship. The event raised a total of approximately HK\$260,000. All of the amount was donated to the Hong Kong Community Chest.

愛心滿城 精準脫貧
Supporting "Precision Poverty Relief" with Love from the City of Enping

2018年6月，佳源國際參與由恩平市慈善會主辦的「愛心滿城·精準脫貧」恩平市2018年慈善公益文藝晚會，慷慨捐款人民幣50萬元，助力當地貧困家庭早日脫貧。當天，社會各界代表和愛心人士匯聚一堂，共募集善款達人民幣1,809萬元。

In June 2018, Jiayuan International took part in "Supporting 'Precision Poverty Relief' with Love from the City of Enping", a charitable variety show organised by Enping Charity Association, and donated RMB500,000 in this event to provide poverty relief to the poor families in the region. The event was attracted with the guests from all sections of society gathered to raise a total of RMB18.09 million.



恩平市佳源帝都溫泉山莊
Enping Jiayuan Didu Hot Spring Resort

2017年「廣東省守合同重信用企業」
Guangdong Province Enterprise observing Contract and Valuing Credit 2017



揚州佳源西峰玖墅
Yangzhou Jiayuan Westmont Villa

2018年揚州市愛心單位
Yangzhou Caring Company 2018



鎮江佳源巴黎都市
Zhenjiang Jiayuan Paris Metropolis

2017年江蘇省建築施工標準化星級工地
Jiangsu Province Construction Standardized Star Site 2017



