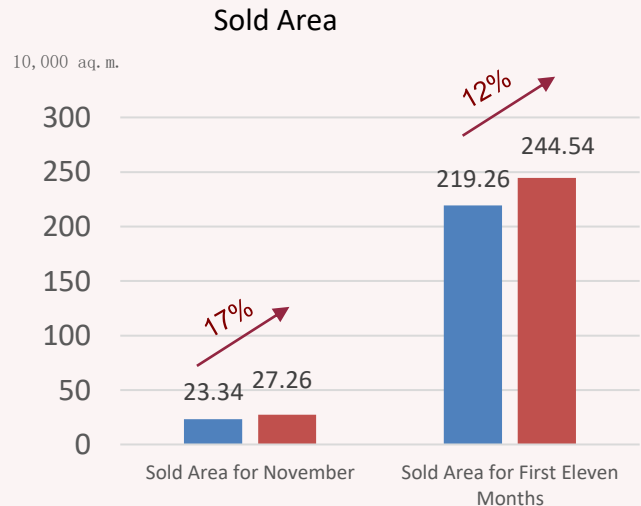
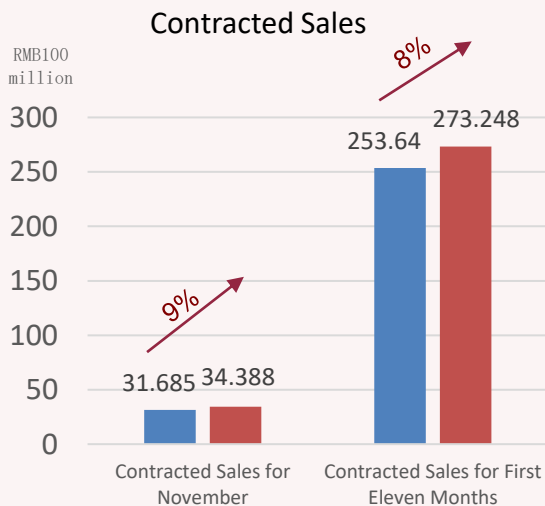




November 2020 Newsletter

Summary of contracted sales

- The contracted sales for November amounted to some RMB3.4388 billion, rising around 9% year on year, whereas that for the first eleven months of this year totaled about RMB27.3248 billion, representing a year-on-year increase of approximately 8%.
- The sold area for November amounted to approximately 272,602 sq.m., rising around 17% year on year, whereas that for the first eleven months of this year totaled some 2,445,458 sq.m., representing a year-on-year increase of some 12%.



2020
January -
November

New Land Bank

Project name	City	Equity ratio	Acquisition method	GFA (m ²)	Average Cost (RMB/m ²)
Xinan Impression	Hefei, Anhui	100%	Land bid inviting, auction, and listing	66,265	6,369
Yuelu Chunxiao	Hefei, Anhui	51%	Land bid inviting, auction, and listing	142,189	5,436
Xicheng Impression	Yangzhou, Jiangsu	100%	Land bid inviting, auction, and listing	255,713	3,948
Silu Cultural Town	Urumqi, Xinjiang	60%	Land bid inviting, auction, and listing	1,867,311	321
Century Chenzhang	Yangzhou, Jiangsu	100%	Land bid inviting, auction, and listing	144,054	5,429
Jiayuan No.1 Yard	Suqian, Jiangsu	100%	Land bid inviting, auction, and listing	129,361	1,855
Youyoucheng South	Bozhou, Anhui	100%	Land bid inviting, auction, and listing	208,136	1,434
Jiangwan Lanting	Changshu, Jiangsu	100%	Land bid inviting, auction, and listing	238,914	3,183
Jiayuan Impression	Kaili, Guizhou	100%	Land bid inviting, auction, and listing	242,256	342
Wanggu Project	Shanghai	50%	M&A	91,329	2,500
Yantian Panshan	Shenzhen, Guangdong	50%	M&A	61,572	
Longgang Pearl River Plaza	Shenzhen, Guangdong	50%	M&A	169,732	
Dayawan Panshan Yuehai	Huizhou, Guangdong	50%	M&A	172,590	
International Apartment	Huizhou, Guangdong	50%	M&A	46,749	
Lanwan Bandao	Huizhou, Guangdong	50%	M&A	129,305	
Wanqiang Project	Huizhou, Guangdong	50%	M&A	63,199	
Lianda Project	Huizhou, Guangdong	50%	M&A	71,812	
Jinyi Project	Huizhou, Guangdong	50%	M&A	78,064	
Phnom Penh Project	Phnom Penh, Cambodia	100%	M&A	144,038	
Hefei Shushan	Hefei, Anhui	100%	Land bid inviting, auction, and listing	101,500	7,823
Siji Mansion	Suqian, Jiangsu	100%	Land bid inviting, auction, and listing	399,800	2,123
Zhuhai Golden Bay	Zhuhai, Guangdong	100%	M&A	25,700	7,393
Taicang Shaxi Dewei	Jiangsu Taicang	100%	Land bid inviting, auction, and listing	60,700	4,156
Zengcheng Project	Guangzhou, Guangdong	100%	Land bid inviting, auction, and listing	177,800	6,800

“ Jiayuan International successfully issues additional USD100 million senior notes

On November 6, 2020, Jiayuan International successfully issued additional bonds to the 2.5-year USD bond previously issued on October 8, with an additional issuance amount of USD100 million and three times oversubscription. After the completion of the issuance, the remaining amount of USD bonds due in April 2023 amounted to USD300 million.

“ Fitch assigns Jiayuan International first-time “B” IDR; outlook positive



FitchRatings
RATING ACTION COMMENTARY
Fitch Assigns Jiayuan International Group First-Time 'B' IDR; Outlook Positive
Mon 23 Nov 2020 - 下午8:40 ET
Fitch Ratings - Hong Kong - 23 Nov 2020: Fitch Ratings has assigned China-based homebuilder Jiayuan International Group Limited a Long-Term Foreign-Currency Issuer Default Rating (IDR) of 'B' with a Positive Outlook. Fitch has also assigned Jiayuan a senior unsecured rating of 'B' with a Recovery Rating of 'RR4'.

On November 23, 2020, Fitch Ratings assigned Jiayuan International a long-term foreign-currency issuer default rating of “B” for the first time with a positive outlook. Fitch also assigned Jiayuan International a senior unsecured rating of “B” with a recovery rating of “RR4”.

Fitch stated in the report that Jiayuan International’s ratings are supported by the company’s strong presence in the Yangtze River Delta region and high profitability. The positive outlook also reflects the company’s efforts to address upcoming debt maturities and improve its debt maturity profile.

In addition, this year, Moody’s confirmed Jiayuan International’s “B2” subject rating with a stable outlook; Standard & Poor’s confirmed Jiayuan International’s “B” long-term issuer credit rating. This time Fitch assigned Jiayuan International a long-term foreign currency issuer default rating of “B” with a positive outlook, which further reflects Jiayuan International’s continued and steady development and its promising prospects, demonstrating the capital market’s recognition of Jiayuan International’s profitability.