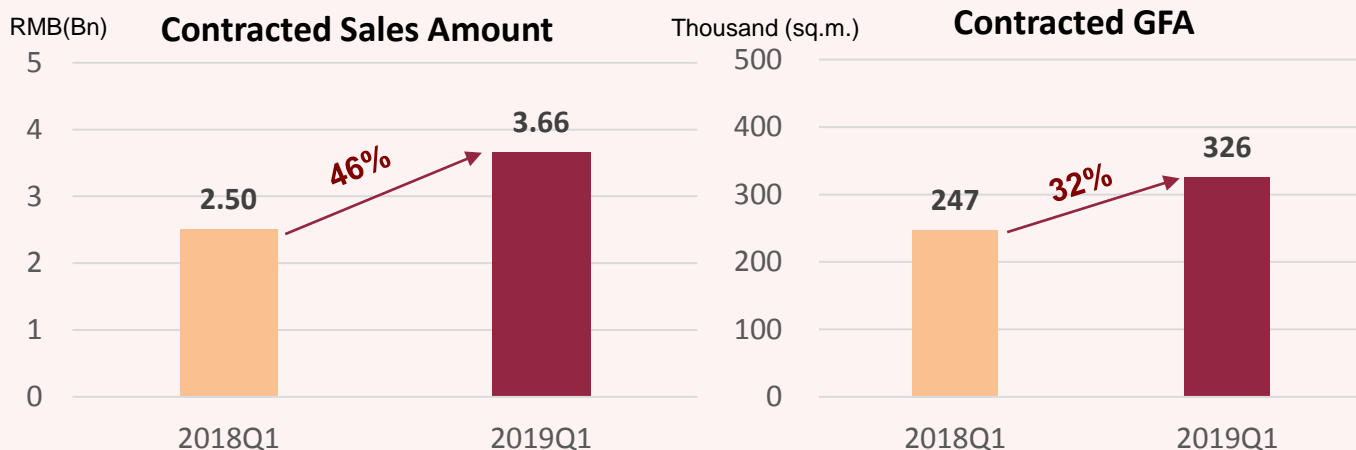




Summary of contracted sales

- The contracted sales in the 1st quarter increased by 46% year on year to approximately RMB3.66 billion. Contracted GFA amounted to approximately 326,000 sq.m., up by 32% year on year. The average selling price increased by 11% year on year to RMB11,234 per sq.m.
- The contracted sales in the 1st quarter were mainly contributed from Yangzhou (58%), Taizhou (8%), Suqian (8%), Changzhou (5%), and other regions (21%).

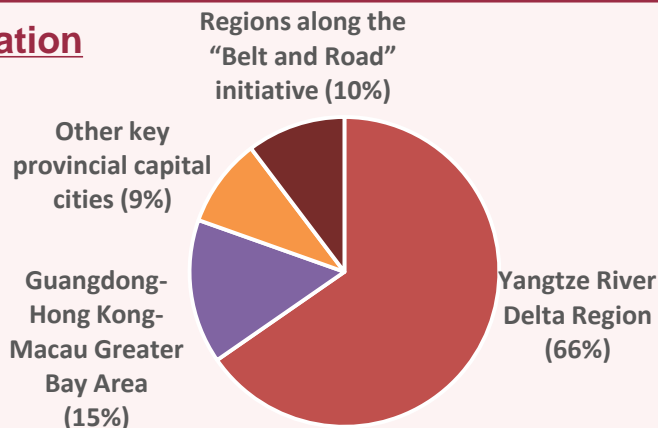


2018 FY Business Highlights

- Revenue increased by 37.5% year on year to approximately RMB10.46 billion.
- Gross profit increased 28.4% year on year to approximately RMB3.31 billion, with a gross profit margin of 31.6%.
- Core net profit up 32.5% year on year to approximately RMB1.46 billion.
- Earnings per share amounted to approximately RMB72.21 cents, representing a year-on-year increase of 12.7%.
- Recommended a final dividend of 11 HK cents per share, total dividend of the year is 21 HK cents per share, representing a dividend payout ratio of approximately 25%.

Breakdown of land bank by region and location

- As of 31 December 2018, the Group has land bank with a total GFA of approximately 9.2 million sq.m.
- The abundant land bank was sufficient for the Group's development for the next 3 to 5 years.





Injection of Quality Assets

- In March 2019, the Group entered into a memorandum of understanding with its chairman, Mr. Shum Tin Ching, over the Group's proposed acquisition of some property development projects owned by Mr. Shum in some major cities in Anhui province, the PRC.
- The Group proposed to settle wholly or substantially of the acquisition consideration by issuing new shares to Mr. Shum by which Mr. Shum's shareholding in Jiayuan International will be further increased. Besides, it is expected that increase in net assets will further optimize the Group's debt and asset ratio and reinforce its financial position to be more stable.
- By enhancing the brand influence of "Jiayuan" in the Yangtze River Delta Region, it can facilitate the Group to expand its business footprint in the national's prime geographical regions.

About Anhui Jiayuan Properties Group

Anhui Jiayuan Properties Group, which owns the above-mentioned property projects in Anhui and is to be acquired by Jiayuan International, is attached to Jiayuan Group. Since its establishment, the Group has completed property projects with a total GFA of 2.0 million sq.m.

Some key projects

Project Names	Location	Site Area (sq.m.)
Jiayuan Paris Metropolis	Binhu District, Hefei City	417,000
Jiayuan Oriental Metropolis	New District of East Lujiang County, Hefei City	180,000
Jiayuan Star City	New District of South Guoyang County, Haozhou City	190,000
Jiayuan Oriental Metropolis	Bengshan District, Bengbu City	210,000
Jiayuan Central City	County Economic Development Zone, Ma'anshan City	323,000

Hefei Jiayuan Paris Metropolis



Bengbu Jiayuan Oriental Metropolis



Heyuan Jiayuan Central City



Guoyang Jiayuan Star City



Fengtai Jiayuan Metropolis



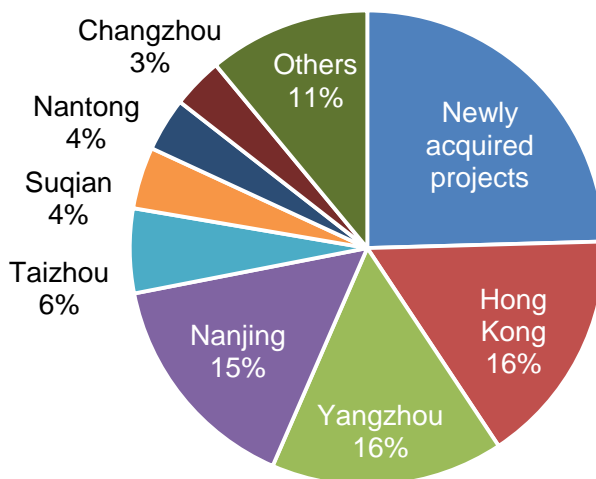


Properties Put up for Sale

Project Names	Location	Site Area (sq.m.)	Time for sale	Ownership
T - plus	No. 2 Tsing Min Path, Tuen Mun	2,200	First Half of 2019	70.1%
One Vista	1 & 3 Sam Hop Lane, Tuen Mun	1,800		70.1%
Yue Mansion	South Side of Zhujiang Road, Xinbei District, Changzhou City	18,000		100%
Junchen Mansion	North side of Zhulin North Road, Tianning District, Changzhou	27,000		50.5%
Youyou Hua Mansion	Jichuan North Road, Taixing City	57,000		100%

28 Billion

**Sales Target
 (RMB)**



Breakdown of planned contracted sales by region



CHINA YANGZHOU



LONG BORDER MANSION



IR Contact:

Jiayuan International Group Limited
Angus Song Senior Investor Relations Manager
 Tel : (852) 3951 8827
 Fax : (852) 3951 8899
 E-mail: ir@hkjiayuan.com.hk

PR Consultant - iPR Ogilvy Limited
Callis Lau Managing Director
 Tel : (852) 2136 6952
 Fax : (852) 3170 6606
 E-mail: jjiayuan@iprogilvy.com