

(01628.HK) Stock Data

Close Price (04/08/2020)	HK\$3.61
52-week Range	HK\$2.33-4.20
Market Cap	HK\$18.88 billion
No. of Issued Shares	5,229 million shares
Listing Date	2 November 2009

2019AR Financial Highlights

Revenue	RMB23,241 million
Gross Profit	RMB6,092 million
Profit Attributable to Shareholders	RMB3,606 million
Core Profit	RMB4,409 million
Basic Earnings per Share	RMB71 cents
Core Earnings per Share	RMB82 cents

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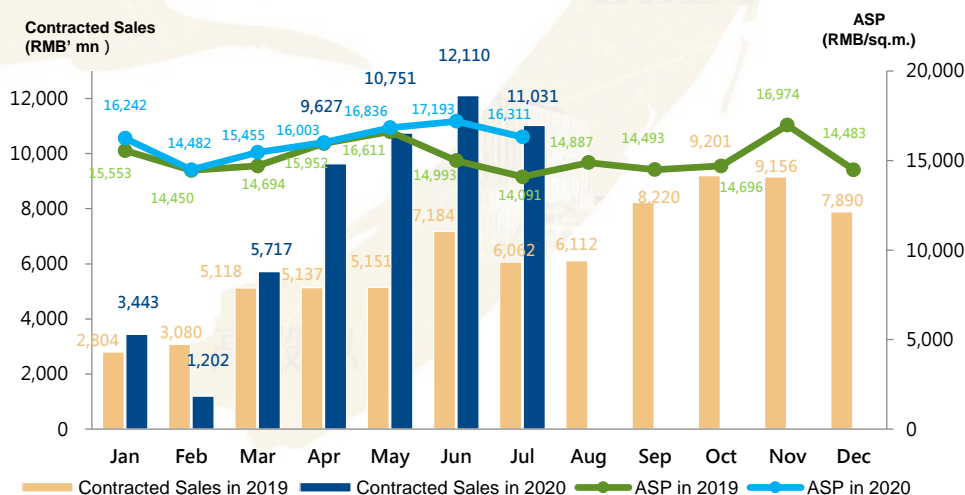
I. Sales Performance as of July 2020

For the first seven months of 2020, Yuzhou Group's contracted sales reached RMB53,881 million, up by 56.01% year-on-year; contracted sales in July 2020 was RMB11,031 million, up by 81.97% year-on-year.

- Our contracted sales in July 2020 was **RMB11,031 million**. The contracted GFA was **676,295 sq.m.**.. ASP for this month was **RMB16,311/sq.m.**..
- For the first seven months of 2020, Yuzhou Group achieved a total contracted sales of approximately **RMB53,881 million**; **the attributable interest of Yuzhou is around 60%**. Achieved contracted GFA was **3,285,777 sq.m.**.. ASP for the first seven months was **RMB16,399/sq.m.**.. In addition, approximately **RMB1,166 million** was subscribed but in the process of signing contracts.

#	Region	Contracted Sales (RMB mn)	As of Total (%)	Contracted GFA (sq.m.)	Contracted ASP (RMB/sq.m.)
1	West Strait Economic Zone	10,545	19.6%	757,226	13,926
2	Yangtze River Delta	33,848	62.8%	1,869,144	18,109
3	Central Region	2,012	3.7%	180,871	11,123
4	GHM Bay Area	770	1.4%	65,384	11,785
5	Southwest Region	940	1.8%	82,196	11,439
6	Bohai Rim Region	5,766	10.7%	330,956	17,423
Total		53,881	100%	3,285,777	16,399

II. Monthly Sales Chart (Jan 2019 – Jul 2020)



III. Monthly Press Room

■ Yuzhou Town of Sky Full-scene Demonstration Area Launched with Great Popularity in Hefei

(4 July 2020, Hefei) The first aviation town project of Yuzhou Group (01628.HK) - Yuzhou Town of Sky, officially opened the demonstration area in Hefei. As the first aviation-themed project in Anhui Province, Yuzhou Town of Sky has always attracted the attention of the whole city. Its debut immediately caused a sensation in the market and attracted nearly a thousand customers to visit. The project occupies an area of about 3,000 acres of navigable cultural tourism ecological town, and located in front of a 4A National Tourist Attraction - Linhai Scenic Park with 60,000 acres. The entire demonstration area was designed in simple and elegant style. And the area takes aviation as the theme with various aviation "black technology" was eye-catching, which deeply interpreted the ingenuity and strength of Yuzhou products.



■ Yuzhou Group (01628.HK) Achieved Strong Sales Performance 1H 2020 and Recorded Strong Sales in Various Cities

(13 July 2020, China) Yuzhou Group (01628.HK) announced the sales performance of the first half year of 2020. By making full efforts in terms of strategy, marketing and products, both Yuzhou's contracted sales and GFA set new monthly record continuously, and various cities has hit the hot sales. According to the data of JGS (金剛石) Real Estate, Yuzhou Hefei ranked top 1 in both of contracted sales and attributable sales in the first half of the year, with a contracted sales market share of 7%. Yuzhou also made excellent performance in Tangshan, according to third-party data, Yuzhou ranked top 2 in terms of contracted sales, sold GFA and units in the local market in the first half of the year. According to CRIC data, many popular projects in Zhangzhou also helped Yuzhou steadily stand in the forefront of the market, Yuzhou Zhangzhou ranked No.4 in terms of contracted sales and GFA in the first half of the year.

合肥房产			合肥房产		
2020年1-6月合肥楼市房企销售业绩TOP10(流量榜)			2020年1-6月合肥楼市房企销售业绩TOP10(权益榜)		
排名	房企	成交面积(m²)	排名	房企	成交面积(m²)
1	禹洲地产	59,221	1	禹洲地产	32,805
2	融创地产	49,961	2	安源地产	29,348
3	招商地产	40,511	3	德信地产	26,719
4	碧桂园	32,713	4	天一地产	26,149
5	龙湖地产	30,380	5	绿城中国	24,886
6	绿地地产	30,048	6	中旅地产	22,411
7	万科地产	27,380	7	招商蛇口	19,842
8	保利地产	24,331	8	绿城中国	16,111
9	金地集团	21,841	9	融创集团	16,213
10	碧桂园	19,380	10	融创集团	13,877

■ Fuzhou Yuzhou Manjiang Villa was Awarded Multiple Honors in the 4th ELA International Landscape Awards

(14 July 2020, Fuzhou) Fuzhou Yuzhou Manjiang Villa won the "Top Ten Demonstration Area Landscape Award of the Year" and the "Silver Award of Best Art Installation" in the 4th ELA International Landscape Awards in 2020. ELA International Landscape Award is a special international landscape design award jointly initiated by the authoritative media named ARCHINA and ELA.cn, which is highly recognized by the international market. More than 100 design corporations and property developers participated in the selection with 300 projects, and the winning rate is only about 30%. Yuzhou Manjiang Villa reinterprets the traditional Chinese triple-entry courtyard (三進合院) with its unique and innovative understanding of the new Chinese style, fully demonstrating Yuzhou's ingenuity of "product power" and the philosophy of "quality comes first".



III. Monthly Press Room (Cont'd)

■ Yuzhou Group (01628.HK) Held a Sales & Marketing Conference and Training Camp to Build an Elite Marketing Team

(15 July 2020, Xiamen) Yuzhou Group (01628.HK) has been committed to building an efficient and high-quality sales & marketing team. On July 15, Yuzhou Group 2020 semi-annual meeting of branding and sales & marketing departments was held in Xiamen. Totally around 200 representatives from sales & marketing and branding departments in several region or city companies gathered together to put forward suggestions and improvement measures for the problems in the first half of the year, and discussed how to ensure annual target completion and tasks in the second half of the year. In addition, nearly 200 sales & marketing and branding elites from 33 cities across 6 regions of Yuzhou's business coverage participated a 24-hour uninterrupted closed development training camp, which help them get new understanding in working attitudes, self-confidence and teamwork.



■ Guotai Junan International Initiated Coverage of Yuzhou Group (01628.HK) with "Buy" Rating and Target Price is HK\$5.5

(17 July 2020, Hong Kong) Yuzhou Group (01628.HK) was again recognized for its outstanding performance. The famous international investment bank Guotai Junan International initiated coverage of Yuzhou Group with "Buy" rating and target price is HK\$5.5. Guotai Junan pointed out that Yuzhou has maintained a strong sales growth and insisted in regional deep cultivation. Guotai Junan estimated that the contracted sales target of RMB100 billion in 2020 can be achieved steadily. In addition, Yuzhou has always paid the generous dividend to share the development results with shareholders, which has been widely recognized by the capital market. Furthermore, Yuzhou's property management business may spin off by the end of 2020, which will become another strong growth driver for Yuzhou in the future.



■ Yuzhou Sundry Majestic Mansion Demonstration Site Launched with Wide Attention from the Industry

(18 July 2020, Hangzhou) Yuzhou Sundry Majestic Mansion, the urban boutique crafted in the eastern area of Yuzhou, officially opened its Life Aesthetics Museum. It has become a popular customer-favoured check-in spot in Hangzhou since its opening, attracting widespread attention from the industry, and refreshing the aesthetic perception of Hangzhou. The design of Majestic Mansion adopts a modern and concise style and perfectly integrates ingenuity details with fine craftsmanship and contemporary aesthetics, constructing an interactive space between human and nature. It brings peace and tranquility to each resident, and beautiful community life with interactive warmth, showing Yuzhou's highest pursuit of product quality.



III. Monthly Press Room (Cont'd)

■ Yuzhou Group (01628.HK) Successfully Held 2020 First Half Operation Analysis Conference, Reviewing the Past and Deploying the Future

(18 July 2020, China) Yuzhou Group (01628.HK) successfully held 2020 First Half Operation Analysis Conference with the theme of "Seeking Progress in Stability, Increasing Efficiency and Speeding Up". Mr. Lam Lung On, J.P., deputy to the National People's Congress, Chairman of Yuzhou Group, Ms. Kwok Ying Lan, Vice Chairman, Xu Ke, Executive President, Xiao Rui, Co-Executive President, Chiu Yu Kang, Senior Vice President, Chief Financial Officer and Company Secretary and other senior management, a total of more than 300 people attended the meeting to review and summarize the performance in the first half of 2020. Chairman Lam Lung On focused on building a pragmatic and efficient management team, and pointed out the strategic direction of the future, and made arrangement for the second half of the year. The meeting was an in-depth review of the result of Yuzhou Group in the first half of 2020 under the new changes in the industry. It was also a plan and outlook on how Yuzhou can better achieve its century-old corporate goals in the future, laying a solid foundation for the further development of Yuzhou.



■ Building Homes with Love, Green Comes First. Yuzhou Group (01628.HK) Released 2019 ESG Report

(20 July 2020, Hong Kong) Yuzhou Group (01628.HK) officially released the 2019 ESG Report, comprehensively interpreting the concepts, actions and latest performance of annual social responsibility practice from three dimensions including society, environment and corporate governance. Yuzhou Group, highly attentive to the social issues, responds to the call of the United Nations through active incorporation of the sustainability concept into daily operations with ongoing exploration and pursuit of better performance. In addition to the growth of the company, Yuzhou is committed to creating value to employees, society, environment and all shareholders. In 2019, 69% of the projects developed by the Group reached the one-star green building standard, 31% reached the two-star or above green building standard, and 83 projects with over 8 million sq.m. of properties in total were certified as green buildings, of which around 1.5 million sq.m. was certified with two-star and above at the domestic or international level. Yuzhou's ESG rating was upgraded to "BBB" by MSCI in September 2019, ranking first among all domestic property developers.



■ Yuzhou Group (01628.HK) Successfully Organized a Public Lecture to Help Students for National College Application

(25 July 2020, Xiamen) Yuzhou Group (01628.HK) gives full play in corporate social responsibility. It cooperated with *Xiamen Daily* to invite the National College Entrance Examination (NEMT) filing experts team, led by the Associate Professor Xin Wang from Xiamen University to hold a two-day public lecture at Yuzhou Jingyue City. During the lecture, Professor Wang and his elite team shared with students and parents how to get onto the right path. The lecture was very popular and fully seated. This public lecture has also lived on WeChat moments through the VZAN (微赞) live platform for the majority of Yuzhou property owners and other citizens. The total number of participants reached thousands of people, and the audience was unanimously praised.



III. Monthly Press Room (Cont'd)

■ Yuzhou Group (01628.HK) has been Listed on Fortune China 500 for Five Consecutive Years

(27 July 2020, Shanghai) Yuzhou Group (01628.HK) was once again listed on Fortune China 500 in 2020, ranking No.396, with the outstanding performance indicators such as revenue, profit and asset scale. The Fortune China 500 list is compiled by Fortune, a world-renowned finance magazine, in cooperation with CICC. The list covers all domestic and overseas listed Chinese companies. It is one of the most famous and authoritative lists to measure the strength and performance of listed Chinese companies. This list receives much attention both in Mainland China and oversea. Being on the list for five consecutive years since 2016, proving that Yuzhou Group's strength is beyond doubt. Looking forward, Yuzhou will continue to create value for shareholders with a higher level of operational capabilities and build the new potential for the city.



■ The Demonstration Area of Ningbo Yuzhou Luna Sea Mansion Leads the New Trend of Health Aesthetics

(29 July 2020, Ningbo) Since the grand opening of the Yuzhou Luna Sea Mansion aesthetics exhibition center, the popularity has been high and it has been widely praised by the market. Green building is an important part of the sustainable development strategy of Yuzhou. The project fully responds to the echo of energy saving, utilize energy-efficient light sources, flexible and efficient lighting controls for each area, and a rainwater recycling system. In addition, this project also uses solar water heating system and air source heat pump hot water system, which makes full use of renewable energy to achieve energy saving and emission reduction. At present, the rainwater utilization rate of this project reaches as much as 84%, and it has a two-star building standard label. In terms of design, the project uses the traditional culture of Jishigang Town (集士港镇) as the base and interfuses with the modern simple culture. Every details of this project can show the ingenuity of Yuzhou Luna Sea Mansion.



IV. Awards

Date	Award	Organization
January	2019 Golden Hong Kong Shares Most Valuable Property Company	Zhitong Financial, Tonghuashun
	Best Investor Relations Frontier Award in the "China IR Excellence Awards"	Roadshow China
	2019 China Real Estate City Development Representative Masterpiece "Honor Brand Award" of China Property Huabiao Award	jiandir.cn
February	2019 Shanghai "AA Corporate Promising to be Trustworthy with Accountability" in Property Management Industry	Shanghai Property Management Association

IV. Awards

Date	Award	Organization
March	Best 100 Real Estate Excellence Companies in 2020	Guandian.cn
	2002 Top 30 Listed Real Estate Companies in China	
	2020 Top 10 Debt Control Listed Real Estate Companies in China	
	2020 Top 30 Real Estate Management and Team in China	
	2020 Top 30 Real Estate Brand Value in China	China Real Estate Association, E-House China R&D Institute
	2020 Top 30 Real Estate Business Model in China	
	Top 3 of the "2020 Best 10 of Efficiency of China Real Estate Developers"	
April	2020 Best 40 of China Real Estate Developers	New Fortune
	Best IR of Hong Kong Listed Company	
	2020 "China Blue Chip Enterprises Award"	The Economic Observer
	No.9 of 2020 Top 10 Wealth Creation Capabilities of Real Estate Companies from Mainland China Listed in Hong Kong	China Real Estate TOP 10 Research
	Cash Short-term Debt Ratio of 2019 Typical 50 Listed Real Estate Enterprises	EH Consulting, International Finance News
May	2020 Top 10 Wealth Creation Capabilities of Real Estate Companies	China Index Academy, China Real Estate TOP 10 Research
	2020 TOP 100 Property Management Companies in China	China Index Academy
	2020 Best 5 China Real Estate Listed Companies with Best Business Performances	China Real Estate Association, China Real Estate Evaluation
	2020 Best 50 China Real Estate Listed Companies with Strongest Comprehensive Strengths	Centre of Shanghai E-House Real Estate Research Institute
	2020 China's Top 30 Listed Real Estate Enterprises	EH Consulting
July	2020 China's Listed Real Estate Enterprises Top 10 Investment Value	
	Fortune China 500	Fortune

V. Recent Research Reports

Date	Institution	Rating	Target Price
25 March	CLSA	Buy (Initiation)	HK\$ 4.10
31 March	CGS-CIMB	Buy	HK\$ 5.50
31 March	Haitong International	Buy	HK\$ 7.59
1 April	J.P.Morgan	Overweight	HK\$ 6.00
1 April	BOCI	Buy	HK\$ 4.51
1 April	Zhongtai International	Buy	HK\$ 5.12
2 April	CICC	Buy	HK\$ 4.10
2 April	Huatai	Buy	HK\$ 5.20
2 April	CMBI	Buy	HK\$ 4.81
3 April	Haitong Securities	Outperform	HK\$ 5.02 – 6.02

V. Recent Research Reports (Cont'd)

Date	Institution	Rating	Target Price
5 April	Southwest Securities	Buy	HK\$ 4.30
6 April	Essence International	Buy	HK\$ 5.30
7 April	DBS	Buy (Top Pick)	HK\$ 4.58
8 April	Soochow Securities	Overweight	-
9 April	Guoyuan International	Buy	HK\$ 4.89
10 April	TF Securities	Buy	-
11 April	Huaxi Securities	Overweight	-
21 April	Morgan Stanley	Overweight	HK\$ 4.73
5 May	AMTD	Buy	HK\$ 3.98
7 May	Guosen Securities	Add	-
11 May	Citi	Buy	HK\$ 4.75
18 June	CGS-CIMB	Buy	HK\$ 5.50
26 June	Citi	Buy	HK\$ 4.75
10 July	CMBI	Buy	HK\$ 4.81
17 July	Guotai Junan International	Buy (Initiation)	HK\$ 5.50
20 July	BOCI	Buy	HK\$ 4.51
20 July	Guoyuan International	Buy	HK\$ 4.89
26 July	Citi	Buy	HK\$ 4.75

VI. About Yuzhou Group Holdings Company Limited (01628.HK)

Established in 1994, Yuzhou Group is a property developer headquartered in Shanghai with a national foothold. Adhering to its strategy of Cultivating in Regions Leading the Market, Yuzhou Group strives to develop residential and commercial properties which align with market trends in first-and second-tier cities. As at 31 December 2019, the Company had over 156 projects under various stages of development in Beijing, Shanghai, Tianjin, Nanjing, Hefei, Hangzhou, Suzhou, Foshan, Huizhou and Hong Kong and so on. The total construction area under construction and held for future development is 20.12 million sq.m. in aggregate GFA, accounting for about 43.3%, 18.2%, 21.3%, 7.8%, 6.2% and 3.2%, respectively in the Yangtze River Delta Region, Bohai Rim Region, West Strait Economic Zone, Central China Region, Guangdong-Hong Kong-Macau Greater Bay Area and Southwest Region. Renowned for its distinguished product quality, diversified product portfolio, strong brand awareness and seasoned management team, Yuzhou Group has been named "Top 100 China Real Estate Enterprises" for twelve years in a row; and Top 50 China Real Estate Enterprises from 2011 to 2019. Yuzhou Group was selected as the Hang Seng Composite LargeCap&MidCap Index Constituent Stocks, Shenzhen-Hong Kong Stock Connect, Shanghai-Hong Kong Stock Connect, and included in the constituents of MSCI China Index, Hang Seng China High Dividend Yield Index, Hang Seng Large-Mid Cap Value 50 Index and Hang Seng Large-Mid Cap Value Tilt Index. Yuzhou Group was rated as "BBB" by MSCI ESG Ratings, ranking the top among Chinese Properties Companies.

For more information of Yuzhou Group, please visit the company website:
<http://www.yuzhou-group.com>