

(01628.HK) Stock Data

Close Price (10/05/2021)	HK\$2.12
52-week Range	HK\$2.06-4.15
Market Cap	HK\$12.07 billion
No. of Issued Shares	5,694 million shares
Listing Date	2 November 2009

I. Sales Performance as of April 2021

For the first four months of 2021, Yuzhou Group's contracted sales reached RMB31,321 million, up by 56.69% year-on-year; contracted sales in April 2021 was RMB9,223 million.

■ Our contracted sales in April 2021 was **RMB9,223 million**. The contracted GFA was **503,197 sq.m.** ASP for this month was **RMB18,329/sq.m.**

■ For the first four months of 2021, Yuzhou Group achieved a total contracted sales of approximately **RMB31,321 million**; the attributable interest of Yuzhou is around 60%. Achieved contracted GFA was **1,728,934 sq.m.** ASP for the first four months was **RMB18,117/sq.m.** In addition, approximately **RMB797 million** was subscribed but in the process of signing contracts.

2020AR Financial Highlights

Contracted Sales	RMB104,967 million
Cash Short-term Debt Ratio	1.83x
Net Gearing Ratio	85.80%
Dividend per Share	HK33.50 cents

#	Region	Contracted Sales (RMB mn)	As of Total (%)	Contracted GFA (sq.m.)	Contracted ASP (RMB/sq.m.)
1	West Strait Economic Zone	3,973	12.7%	269,412	14,748
2	Yangtze River Delta	20,294	64.8%	985,479	20,593
3	Central Region	876	2.8%	74,293	11,799
4	GHM Bay Area	1,626	5.2%	113,578	14,319
5	Southwest Region	2,030	6.5%	136,207	14,904
6	Bohai Rim Region	2,522	8.0%	149,965	16,819
Total		31,321	100%	1,728,934	18,117

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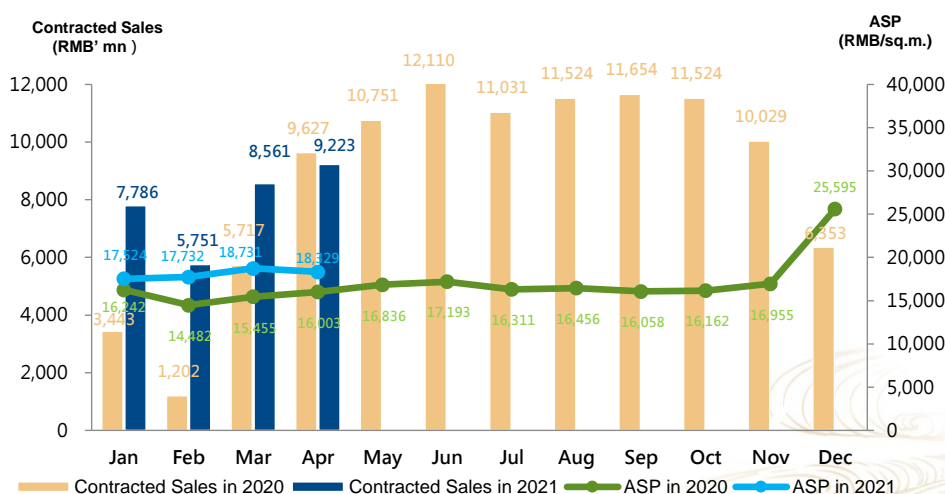
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II. Monthly Sales Chart (Jan 2020 – Apr 2021)



III. Monthly Press Room

Yuzhou Renewed Engineers Culture, Launched Craftsmanship Program to Improve the Product Capacity

(April 12, 2021, Nationwide) In order to continually improve its product capacity, Yuzhou Group (01628.HK) launched the "Ingenuity of Craftsmanship Program" which is following the spirit of "Continue the Ingenuity with Original Aspiration" and the theme of "Yuxin(禹心) to the far, work to the extraordinary". The program focuses on the personal aspects of life from the customer's point of view, and develops a stringent, systematic and comprehensive quality control system from every detail that shapes the projects quality, including the selection of suppliers and materials at source, construction techniques and process management, to achieve an overall improvement in the quality of the Group's projects. With sincerity and honesty, Yuzhou offers exquisite products and creates a better life with professionalism and dedication.



Yuzhou Group (01628.HK) Held 2021 First Quarterly Operation Analysis Conference Successfully

(April 18, 2021, Shenzhen) Yuzhou Group (01628.HK) held an operation analysis conference for the first quarter of 2021. With the theme of "Guaranteeing Quality and Seeking for Development", the meeting reviewed the Group's work in the first quarter of 2021 and arranged and deployed the work for the second quarter. Nearly 600 people including the management of Yuzhou Group, and relevant supervisors from various central departments, regional companies, professional companies and more than 20 city companies attended the meeting. The entire Group actively summarized and reviewed previous performance, working together to plan for future development and contribute to higher-quality development.



The Management from Xiamen Branch of China Construction Bank Visited Yuzhou Group (01628.HK) Headquarters

(April 21, 2021, Shenzhen) Mr. Lam Lung On, J.P., deputy to the National People's Congress, President of the Hong Kong Chinese Importers' and Exporters' Association and Chairman of the Board of Directors of Yuzhou Group (01628.HK), and Ms. Kwok Ying Lan, Vice Chairman of the Board of Directors of Yuzhou Group and the core management of the Group welcomed Mr. Cai Mingyi, Vice President of Xiamen Branch of China Construction Bank and the management of the Investment Banking Department and the Urban Construction Sub-branch of Xiamen Branch at Yuzhou Plaza, the Shenzhen headquarters of Yuzhou Group. Both of the management hoped to continue to enhance communication and cooperation in strategic cooperation in the future. This meeting between the Yuzhou Group and China Construction Bank is another major favorable capital market news for Yuzhou. It also marks a starting point for the Group's development in 2021, helping to boost its strategy in the next three years.



III. Monthly Press Room (Cont'd)

Yuzhou Property Management was Awarded "2021 China Top 100 Property Management Companies" and Ranked 28th

(April 22, 2021, Beijing) The 2021 Top 100 China Property Management Companies and the 14th China Property Service Top 100 Entrepreneurs Summit were held in Beijing. At the event, Yuzhou Property Management, a subsidiary of U Life Services Group, was awarded "Top 100 China Property Management Companies" and ranked 28th as well as the "Top 100 China Property Property Management Companies in terms of Satisfaction" with its excellent overall strength and good reputation in the industry. Yuzhou Property Management has been awarded the "Top 100 China Property Management Companies" for six consecutive years, which proves that all sectors of the community and the industry have greatly recognized Yuzhou Property's achievements and expects the Company's future development as always.



Yuzhou Yongjiang Mansion Delivered Successfully to Inspire Better Living in the City

(April 25, 2021, Zhangzhou) Yuzhou Yongjiang Mansion was delivered grandly to hundreds of owners, living up to its promise and bringing the best of life from dream to reality. The delivery of Yuzhou Yongjiang Mansion attracted the attention of the whole city. Yuzhou has set a delivery benchmark for the Chinese real estate industry with its high standards, high delivery rate and high satisfaction level, by being extremely meticulous about quality and making its services the best.



Yuzhou Oriental Mansion Won the AHLA Award

(April 28, 2021, Hefei) Yuzhou Oriental Mansion has won the AHLA Asia Habitat Landscape Award in the category of Excellence in Realistic Display. The AHLA is a prestigious industry award initiated by the ARCHINA, TALA Thailand Landscape Architecture and other associations. This award is a recognition of Yuzhou's design capabilities and a testament to Yuzhou's philosophy of "Building Cities with Heart, Building Homes with Love". In the future, Yuzhou will continue to strive for higher standards to provide a warmer living environment for its owners and create a new life of comfort.



IV. Awards

Date	Award	Organization
January	Best Property Company, Best ESG Award	Zhitong Finance, Hithink RoyalFlush Finance
	Best Capital Market Communication Award, Best ESG Award	Roadshow China, Excellent IR
	2020 Outstanding Contribution to the Fight Against the Epidemic	Syobserve.com, Syobserve Charity
February	Best Investor Relations - Investment Grade Overall	Institutional Investor
	Best Use of Debt - Investment Grade Overall	
	Best Investor Relations - High Yield Overall	
March	Best Use of Debt - High Yield Overall	MerComm Inc.
	Mercury Excellence Awards	
	2021 Top 500 of Comprehensive Strength of China Real Estate Developers	
	2021 Top 10 of Operational Efficiency of China Real Estate Developers	
	2021 Top 100 Chinese Real Estate Companies	
April	2021 Top 30 Chinese Listed Real Estate Companies	Guandian
	Top 30 2021 China Property Service Enterprises Performance	Guandian
	Top 30 2021 China Property Service Enterprises Brand Value	
April	Top 100 China Property Management Companies	China Index Academy
	Top 100 China Property Property Management Companies in terms of Satisfaction	

V. Recent Research Reports

Date	Institution	Rating	Target Price
11 January	Standard Chartered	Market Weight (Initiation) (Fixed Income)	-
26 January	CLSA	Buy	HK\$ 4.40
19 February	Essence International	Buy	HK\$ 5.00



V. Recent Research Reports (Cont'd)

Date	Institution	Rating	Target Price
22 March	Guotai Junan	Buy	HK\$ 4.10
26 March	JP Morgan	Overweight	HK\$ 4.50
29 March	UBS	Buy (Fixed Income)	-
31 March	BNP Paribas	Buy (Fixed Income)	-
31 March	HSBC	Buy (Fixed Income)	-
31 March	BOC International	Buy	HK\$ 3.86
31 March	BOC International	- (Fixed Income)	-
1 April	Zhongtai International	Overweight	Hk\$2.58
1 April	Bank of America Securities	Overweight (Fixed Income)	-
1 April	Deutsche Bank	Hold	HK\$2.40
5 April	Industrial Securities International	Buy	HK\$2.55
12 April	Standard Chartered	Hold (Fixed Income)	-

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

Established in 1994, Yuzhou Group is a property developer headquartered in Shanghai and Shenzhen 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 2020, the Company had over 177 projects under various stages of development in 38 cities including Beijing, Shanghai, Shenzhen, Tianjin, Nanjing, Hefei, Hangzhou, Suzhou, Foshan, Huizhou and Hong Kong and so on. The total GFA under construction and held for future development is 23.10 million sq.m., and the total salable resources is more than RMB450 billion, accounting for about 40.0%, 20.9%, 15.5%, 7.3%, 9.5% and 6.8%, 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 13 years in a row; and Top 50 China Real Estate Enterprises from 2011 to 2020. 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, Hang Seng Large-Mid Cap Value Tilt Index and Hang Seng Large-Mid Cap (Investable) 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>