

III. Monthly Press Room

Yuzhou Group (01628.HK) Social Welfare Donation Project "Ai You Child Welfare" Won the 11th "China Charity Award"

(September 8, 2021, Beijing) At the 11th China Charity Awards Ceremony held in Beijing, "Ai You Child Welfare" project - a project for the rescue and protection of children in need, which was donated by Yuzhou Group (01628.HK) for three consecutive years, was awarded the "China Charity Award". Working together with the Ai You Foundation, Yuzhou Group has developed the "Ai You Child Welfare" project to provide long-term care for children in the rural areas of Guizhou, established more than 30 children's homes with the local Civil Affairs Bureau to help them with their lives and studies, carrying out diversified theme activities with children while taking preventive and control measures.



Yuzhou Group (01628.HK) Received Two Corporate Honours at the 4th Leju Finance Annual Forum

(September 10, 2021, Shanghai) With the theme of "Steady Progress", the 2021 (4th) Leju Finance Annual Forum was held in Shanghai. Yuzhou Group (01628.HK) and its subsidiary Yuzhou Properties won two brand awards, with Yuzhou Group receiving the title of "2021 China Real Estate Growth Brand Enterprise" and Yuzhou Properties receiving the title of "2021 China Property Growth Brand Enterprise". It showed the Group's tremendous growth in products and services. The two awards not only reflect the industry's recognition of the Group's brand value, but also the brand building and development model.



Yuzhou Group (01628.HK) Eastern Region Ranked Among the Top 10 China Real Estate Enterprises in Eastern China Region for Brand Competitiveness in 2021

(September 13, 2021, Shanghai) The "2021 (5th) China Real Estate Strategy Summit", organised by EH Consulting, was successfully held in Shanghai. With its outstanding overall corporate strength, steady and positive performance, and continuously improving product and service strength, Yuzhou Group (01628.HK) was awarded the "2021 Top 30 China Real Estate Enterprises in Overall Strength", "2021 Top 10 China Real Estate Enterprises in Operational Capability", "2021 Top 10 China Real Estate Enterprises in Growth" and "2021 Top 21 China Real Estate Enterprises in Brand Value", etc. With its leading overall strength and good customer reputation, Yuzhou Group Eastern Region was also awarded the 2021 Top 10 China Real Estate Enterprises in Brand Competitiveness in Eastern China. These awards won consecutively demonstrate the recognition of Yuzhou Group's high quality and steady development.



III. Monthly Press Room (Cont'd)

U Life Services Won Two Awards Including "2021 Property Brand Worthy of Attention From the Capital Market"

(September 15, 2021, Beijing) The "2021 China Real Estate Brand Value Research Conference and the 18th China Real Estate Brand Development Summit" was held in Beijing supervised by the China Enterprise Evaluation Association, Tsinghua University Real Estate Research Institute and Beijing China Index Academy, and was hosted by the China Real Estate Top 10 Research Group. At the conference, Yuzhou Properties, a subsidiary of U Life Services, won two awards including the "2021 Leading Brand Enterprise in China Property Service Standardization" and "2021 Property Brand Worthy of Attention From the Capital Market".



Yuzhou Group (01628.HK) Ranked Among the "2021 Performance of Outstanding Real Estate Companies"

(September 16, 2021, Hainan) The "2021 Boao Real Estate Forum", organized by Guardian was held grandly. In the list of "2021 Performance of Outstanding Real Estate Companies" released at the event, Yuzhou Group (01628.HK) was once again awarded the "2021 Top 30 Influential Real Estate Companies" and "2021 Social Responsible Real Estate Companies", continuing to receive industry recognition for its steady operation and deep commitment over the years.



Yuzhou Group (01628.HK) Was Honored as "Best Employer"

(September 23, 2021, Chengdu) The 2021 China Real Estate Value Summit was held in Chengdu supervised by the China Real Estate Association and organized by the China Real Estate Evaluation Centre of Shanghai E-House Real Estate Research Institute. At the Summit, Yuzhou Group (01628.HK) was ranked 36th among the "2021 Top 50 China Real Estate Enterprises in Human Capital Value" and was awarded the "2021 Best Employer in China Real Estate Enterprises". The two honors showcased the high recognition of Yuzhou Group's talent development and organizational management both within and outside the industry.



III. Monthly Press Room (Cont'd)

Yuzhou Group (01628.HK) Ranked among the 2021 Top 30 China Real Estate Developers Brand Value

(September 23, 2021, Chengdu) The 2021 China Real Estate Value Summit, organized by Shanghai E-House Real Estate Research Institute and supervised by the China Real Estate Association, was successfully held in Chengdu. Yuzhou Group was ranked among the 2021 Top 30 China Real Estate Developers Brand Value, with a new record high of RMB18.4 Billion, as a result of the Group's craftsmanship products and services.



Yuzhou Group (01628.HK) Donated RMB1.5 Million to Support Fujian Province in the Fight against the Epidemic

(September 27, 2021, Fujian) At a crucial time in Fujian's epidemic prevention and control, Mr. Lam Lung On, J.P., the Chairman of the Board of Directors of Yuzhou Group (01628.HK), was the first to respond to the call after the outbreak and donated RMB500,000 on behalf of Yuzhou Group to the Red Cross of Quangang District, Quanzhou City through the Yuzhou Charity Foundation to support the prevention and control of the epidemic. In addition, Yuzhou Group also donated RMB1 Million to the Red Cross of Xiamen to support the procurement of medical supplies and care for frontline healthcare workers in Tong'an District in the battle against the COVID-19 epidemic.



IV. Awards

Date	Award	Organization
	Best Property Company, Best ESG Award	Zhitong Finance, Hithink RoyalFlush Finance
January	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



IV. Awards (Cont'd)

Date	Award	Organization
February	Best Investor Relations - Investment Grade Overall Best Use of Debt - Investment Grade Overall Best Investor Relations - High Yield Overall Best Use of Debt - High Yield Overall	Institutional Investor
	Mercury Excellence Awards	MerComm Inc.
March	2021 Top 500 of Comprehensive Strength of China Real Estate Developers 2021 Top 10 of Operational Efficiency of China Real Estate Developers	China Real Estate Association, China Real Estate Appraisal Center of the Shanghai E-House China Real Estate Research Institute
	2021 Top 100 Chinese Real Estate Companies 2021 Top 30 Chinese Listed Real Estate Companies	Guandian
April	Top 30 2021 China Property Service Enterprises Performance Top 30 2021 China Property Service Enterprises Brand Value	Guandian
	Top 28 China Property Management Companies Top 100 China Property Property Management Companies in terms of Satisfaction	China Index Academy
May	2021 Top 40 China Listed Real Estate Enterprises 2021 Top 10 China Listed Real Estate Enterprises ESG Development Benchmark	EH Consulting
	2020-2021 Commercial Property Excellence Enterprise 2020-2021 Highly Anticipated Commercial Property Project	Winshang.com
	2021 Top 40 China Listed Real Estate Enterprises 2021 Top 10 China Listed Real Estate Enterprises ESG Development Benchmark	EH Consulting



IV. Awards (Cont'd)

Date	Award	Organization
	2020-2021 Outstanding Commercial Property Operator	Winshang.com
June	2021 Top 100 Blue Chip Property Management Companies Outstanding Investment Value Enterprise Property Service Provider Worth Entrusting with a Better Life	Economic Observer
	2021 Leading Enterprise in Property Service Quality in Shanghai 2021 Leading Enterprise in Property Service Quality in Hefei	China Index Academy, the CREIS and the China Property Service Price Index System
July	2021 Top 31 Property Service Satisfaction in the Second Quarter	Leju Financial Research Institute
	China Property Award of Supreme Excellence 2021	Organizing Committee of China Property Award of Supreme Excellence
	Top 10 Golden Cicada Film International Creative Festival Charity	House.ifeng.com, Phoenix International Think Tank, Phoenix New Media
August	Anhui Province Construction Safety Production Standardization Demonstration Site	Anhui Construction Industry Quality and Safety Association
	China Charity Award	Ministry of Civil Affairs
September	2021 China Real Estate Growth Brand Enterprise 2021 China Property Growth Brand Enterprise	Leju Finance, China Real Estate Association, China Property Management Institute, China Furniture & Decoration Chamber of Commerce



IV. Awards (Cont'd)

Date	Award	Organization
September	2021 Top 30 China Real Estate Enterprises in Overall Strength	EH Consulting
	2021 Top 10 China Real Estate Enterprises in Operational Capability	
	2021 Top 10 China Real Estate Enterprises in Growth	
	2021 Top 21 China Real Estate Enterprises in Brand Value	
	2021 Top 10 Eastern China Regional Brand Competitiveness of China Real Estate Enterprises	
September	2021 Leading Brand Enterprise in China Property Service Standardisation	China Enterprise Evaluation Association, Tsinghua University Real Estate Research Institute, Beijing China Index Academy, China Real Estate Top 10 Research Group
	2021 Property Brand Worthy of Attention From the Capital Market	
	2021 Top 30 Influential Real Estate Companies	
	2021 Social Responsible Real Estate Companies	
	2021 Top 50 China Real Estate Enterprises in Human Capital Value	
September	2021 Best Employer in China Real Estate Enterprises	China Real Estate Association, China Real Estate Evaluation Centre of Shanghai E-House Real Estate Research Institute
	2021 Top 30 China Real Estate Developers Brand Value	
September	2021 Top 30 China Real Estate Developers Brand Value	Shanghai E-House Real Estate Research Institute, China Real Estate Association
	2021 Top 30 China Real Estate Developers Brand Value	

V. Recent Research Reports

Date	Institution	Rating	Target Price
19 February	Essence International	Buy	HK\$ 5.00
22 March	Guotai Junan	Buy	HK\$ 4.10
26 March	JP Morgan	Overweight	HK\$ 4.50



V. Recent Research Reports (Cont'd)

Date	Institution	Rating	Target Price
29 March	UBS	Buy (Fixed Income)	-
1 April	Zhongtai International	Overweight	HK\$2.58
12 April	Standard Chartered	Hold (Fixed Income)	-
6 May	Huaxi Securities	Overweight	-
13 August	CMB International	Outperform (Fixed Income)	-
13 August	Goldman Sachs	Neutral	HK\$2.30
13 August	BOC International	Buy	HK\$3.31
13 August	HSBC	- (Fixed Income)	-
13 August	Deutsche Bank	Hold	HK\$1.95
13 August	BNP Paribas	- (Fixed Income)	-
14 August	CGS-CIMB	Hold	HK\$1.80
15 August	Citi	Buy	HK\$2.28
16 August	Guotai Junan	Buy	HK\$2.10
16 August	BOC International	- (Fixed Income)	-
16 August	Barclays	Overweight	-
16 August	China Industrial Securities	Buy	HK\$2.00
17 August	CLSA	Buy	HK\$2.10
17 August	Huatai Securities	Hold	HK\$1.80
20 August	Bank of America	Overweight (Fixed Income)	-
23 August	Guosen Securities	Buy	-
24 August	Guotai Junan	Buy (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 30 June 2021, the Company had over 179 projects under various stages of development in 39 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 22 million sq.m., and the total salable resources is approximately RMB442.8 billion, accounting for about 37.5%, 15.0%, 21.7%, 10.1%, 8.7% and 7.0%, respectively in the Yangtze River Delta Region, West Strait Economic Zone, Bohai Rim Region, Guangdong-Hong Kong-Macau Greater Bay Area, Central China Region 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:

<https://yuzhou-group.com>

