

Company Overview

Yango Group Co., Ltd. ("Yango Group" or the "Company") is one of the leading large-scale real estate developers in China. The Company is ranked No.14 in Top 100 Chinese Real Estate Developers and No.1 in Top 10 Fastest Growing Real Estate Developers by China Real Estate Association (2019). Landbank is strategically located in rapidly developing regions nationwide. The Company is focusing on four fast-growing economic regions, namely Yangtze River Delta, Greater Fujian West Strait Economic Zone, Pearl River Delta and Beijing-Tianjin-Hebei Region. 85% of its saleable resources are concentrated in tier-1 and tier-2 cities.

Recent News

- **Sales target achieved ahead of schedule:** Contracted sales as of November 30, 2019 have reached RMB 181.9 billion, with a y-o-y growth of 36.7%. 2019 full year sales target of RMB 180 billion has been achieved ahead of schedule.
- **Awards:** Fusion Fuzhou Project has won TOP 10 Residence Masterpieces Award by CRIC (2019)
- **Share repurchase:** As of Oct 29, 2019, the Company has repurchased 24.3 million shares with aggregated value of RMB 144 million (including transaction costs), demonstrating its full confidence in future development.

Best-Selling Projects:



Eastern Bay in Changsha



The Peninsula in Foshan



Vision Wonder in Hangzhou

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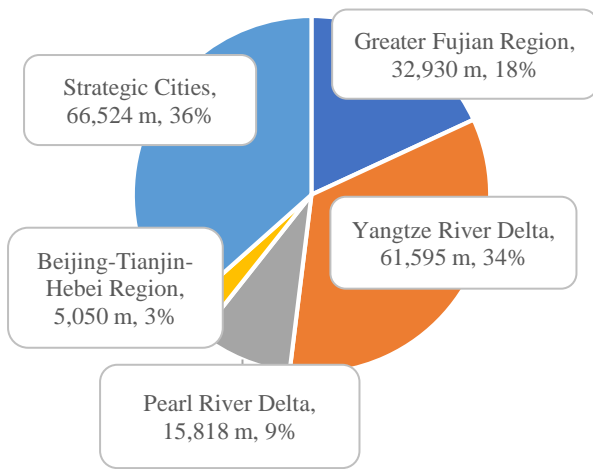
Contracted Sales Update

The Company has achieved RMB 181.9 billion contracted sales as of November 30, 2019, with a y-o-y growth of 36.7%, ranking No.13 in the CRIC Property League Table.

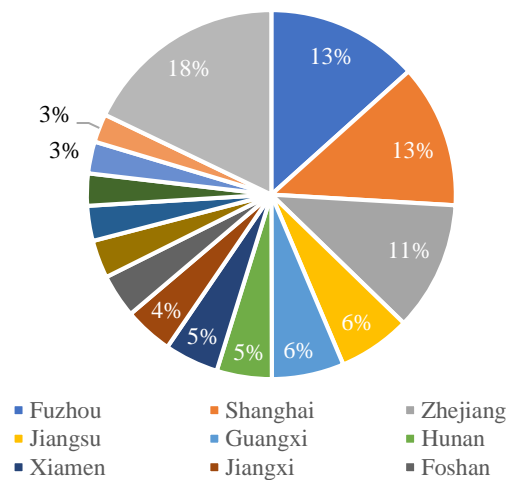
November contracted sales have reached RMB 17.7 billion, up 47.1% y-o-y.

The Company has acquired 5 pieces of new land at attributable cost of RMB3.48 bn.

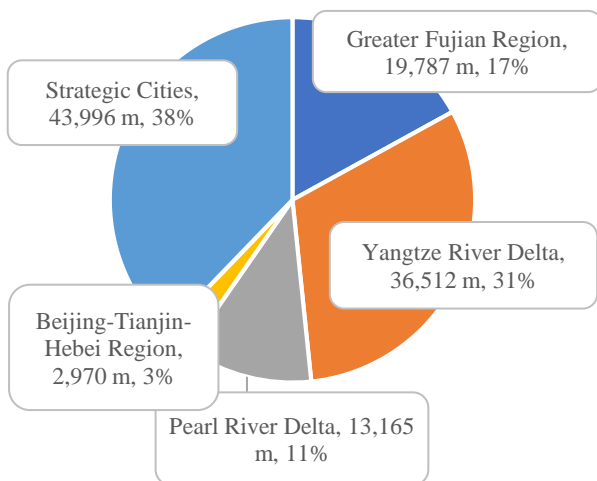
Total Contracted Sales Breakdown by Region (RMBm/%)



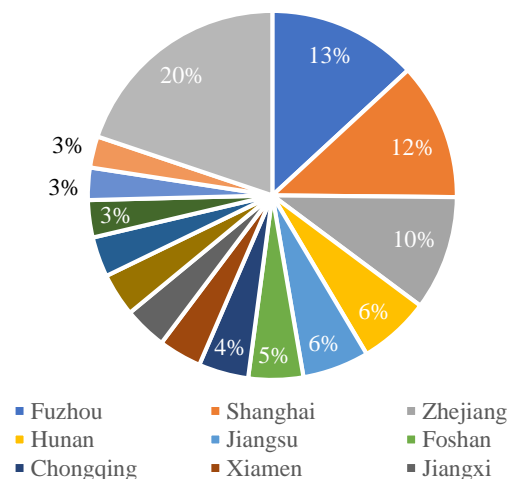
Total Contracted Sales Breakdown by City (%)



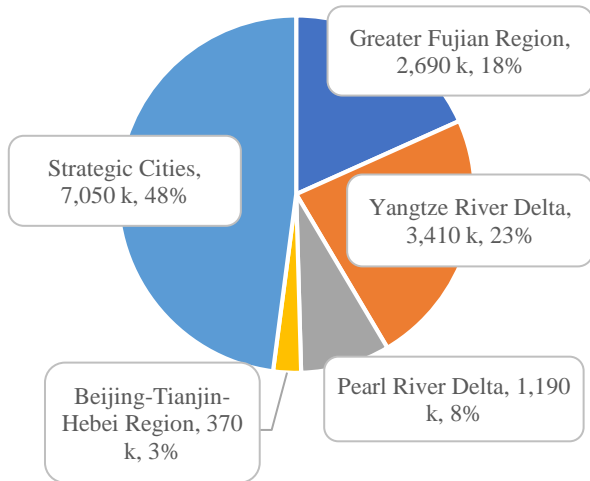
Attributable Contracted Sales Breakdown by Region (RMBm/%)



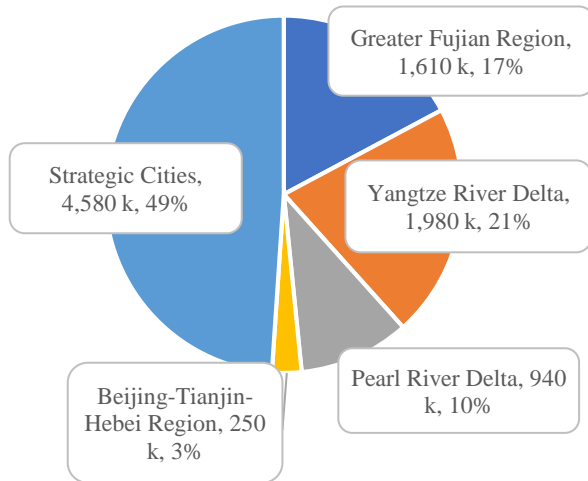
Attributable Contracted Sales Breakdown by City (%)



**Total Contracted Sales Breakdown
by Region ('000 sqm/%)**



**Attributable Contracted Sales
Breakdown by Region ('000 sqm/%)**



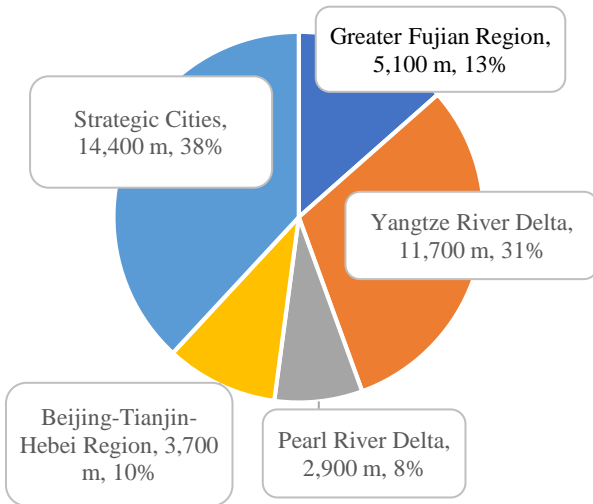
TOP 10 regions 2019 YTD contracted sales amounted RMB129.1 billion, accounting for 70.95% of total contracted sales.

Regional Company	Total Contracted Sales (RMBm)	Total GFA Sold ('000sqm)	ASP (RMB/sqm)
Fuzhou	24,299	1,852	13,120
Shanghai	22,862	1,269	18,010
Zhejiang	20,620	1,055	19,552
Jiangsu	11,578	742	15,603
Guangxi	11,519	1,252	9,204
Hunan	8,788	967	9,092
Xiamen	8,630	833	10,358
Jiangxi	7,778	935	8,317
Foshan	6,947	507	13,703
Shaanxi	6,056	569	10,636
Total	129,077	9,981	13,703

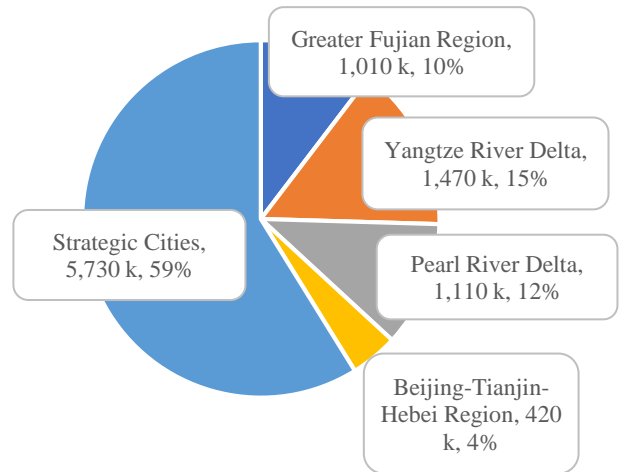
Land Acquisition Update

The Company acquired 5 pieces of quality land in November with details below.

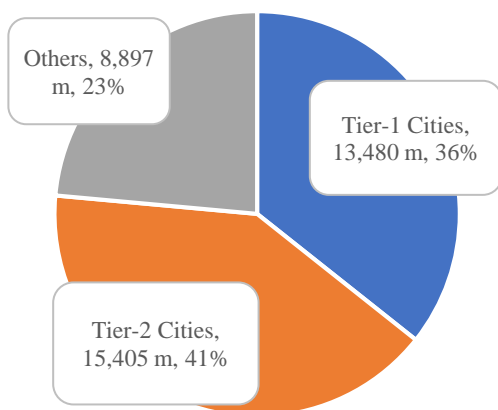
Attributable land cost Breakdown by Region (RMBm/%)



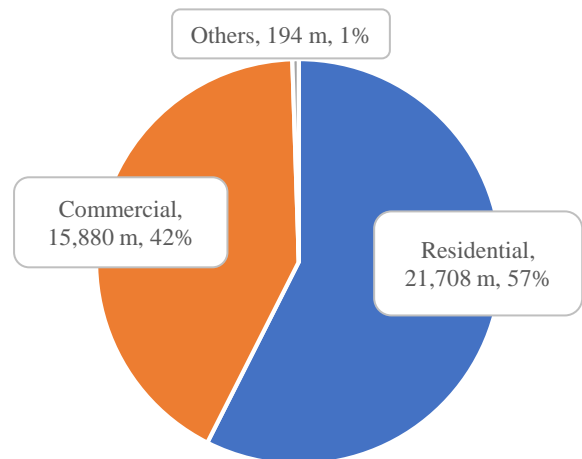
GFA Acquired Breakdown by Region ('000sqm/%)



Attributable Land Cost Breakdown by City Tiers (RMBm/%)



Attributable Land Cost Breakdown by Property (RMBm/%)



Acquisition Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area(*000sqm)	Capacity Building Area(*000sqm)	ASP (RMB/sqm)	Land Property
Public Auction	Jan.	Fuzhou	100%	156	156	24	49	3,203	Residential
Public Auction	Jan.	Nanjing	100%	780	780	26	44	17,808	Residential
Public Auction	Jan.	Taizhou	20%	683	137	79	183	3,742	Residential
Public Auction	Jan.	Kunming	100%	581	581	150	300	1,939	Commercial
Public Auction	Feb.	Fuzhou	100%	4,260	4,260	106	339	12,552	Commercial
Public Auction	Mar.	Suzhou	100%	2,601	2,601	62	155	16,748	Residential
Public Auction	Mar.	Bengbu	100%	1,483	1,483	144	259	5,735	Residential
Public Auction	Mar.	Bengbu	100%	507	507	60	72	7,071	Residential
Public Auction	Mar.	Beijing	100%	1,890	1,890	131	153	12,353	Residential
Public Auction	Mar.	Shenyang	100%	1,065	1,065	59	142	7,521	Commercial
Public Auction	Mar.	Chongqing	85%	1,750	1,488	104	184	9,495	Residential
Public Auction	Apr.	Quanzhou	20%	487	97	126	317	1,535	Commercial

Public Auction	Apr.	Hangzhou	100%	1,571	1,571	25	60	26,271	Residential
Public Auction	Apr.	Meizhou	100%	98	98	14	36	2,753	Residential
Public Auction	Apr.	Nanchang	50%	514	257	40	79	6,474	Residential
Public Auction	Apr.	Nanchang	50%	272	136	12	29	9,412	Residential
Public Auction	Apr.	Yichang	100%	802	802	55	154	5,225	Residential
Public Auction	Apr.	Yichang	100%	1,248	1,248	108	324	3,857	Residential
Public Auction	Apr.	Xuchang	100%	174	174	39	97	1,798	Residential
Public Auction	Apr.	Xi'an	100%	264	264	28	70	3,771	Residential
Public Auction	May	Nantong	51%	1,470	750	78	164	8,974	Commercial
Public Auction	May	Foshan	100%	1,980	1,980	86	269	7,363	Commercial
Public Auction	May	Ji'an	35%	290	102	32	74	3,919	Residential
Public Auction	May	Ji'nan	100%	1,123	1,123	31	78	14,397	Residential
Public Auction	June	Shenyang	70%	284	199	30	51	5,613	Commercial
Public Auction	July	Tai'an	51%	125	64	19	27	4,699	Residential
Public Auction	July	Tianjin	63%	1,200	756	93	125	9,569	Residential

Public Auction	July	Nanning	92%	1,240	1,141	37	129	9,642	Commercial
Public Auction	Sept.	Shenyang	100%	1,285	1,285	74	216	5,944	Residential
Public Auction	Nov.	Shaoxing	50%	4,239	2,120	181	254	16,722	Residential
Public Auction	Nov.	Shanghai	100%	783	783	37	67	11,757	Residential
M&A	Jan.	Nanjing	36%	1,558	561	25	67	8,322	Residential
M&A	Jan.	Huizhou	90%	124	124	4	19	6,392	Commercial
M&A	Mar.	Hefei	33%	652	215	50	109	1,974	Residential
M&A	Apr.	Bijie	90%	226	203	55	225	904	Commercial
M&A	May	Guigang	100%	292	292	67	236	1,239	Commercial
M&A	May	Taiyuan	38%	621	233	64	267	872	Commercial
M&A	May	Taiyuan	38%	43	16	29	29	552	School
M&A	June	Fuzhou	25%	732	183	33	94	1,955	Residential
M&A	June	Kunming	100%	1,700	1,700	373	542	3,137	Commercial
M&A	July	Nanping	34%	465	158	64	128	1,235	Residential
M&A	July	Fuzhou	50%	392	196	34	79	2,475	Residential

M&A	July	The North Sea	100%	2,160	2,160	244	584	3,700	Commercial
M&A	July	Chongqing	8%	800	60	50	77	784	Commercial
M&A	July	Ankang	24%	738	177	140	377	469	Residential
M&A	Aug.	Shanwei	100%	700	700	147	783	894	Commercial
M&A	Aug.	Zunyi	51%	500	255	518	1,036	246	Commercial
M&A	Aug.	Tongren	80%	100	80	26	114	701	Commercial
M&A	Nov.	Shanghai	99%	180	178	7	9	20,000	Industry
M&A	Nov.	Xuchang	60%	223	134	58	168	799	Residential
M&A	Nov.	Yulin	60%	433	260	144	288	902	Residential
		Total		47,844	37,782	4,222	9,727	49,187	