

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

- **2019 Fiscal Year Financial Preview—Stable Growth With Healthier Financial Profile.**
In 2019, the total operating income has reached RMB 61.5 billion, with a y-o-y growth of 8.9%. The net profits attributable to shareholders of the company has reached RMB 4.0 billion, with a y-o-y growth of 33.3%. Net debt-to-asset ratio has improved for three consecutive years to 138.3% and the year-on-year decrease was 43.9% in 2019.
- **Dagong Affirmed 'AAA' Long-Term Credit Rating on Yango Group on 3 Jan 2020.**
- **Moody's Upgraded Yango's Corporate Family Rating to B1 from B2 on 23 Jan 2020.**
- **2019 Sales Target Exceeded:** The Company has achieved RMB 211.0 billion contracted sales as of December 31, 2019, with a y-o-y growth of 29.6%, which exceeded the full year sales target of RMB 180 billion.
- **Awards:** Mr. ZHU Rongbin, the Chief Executive Director of Yango Group, was awarded TOP10 CEO of Real Estate Developers by mainstream media.

Best-Selling Projects:



The Peninsula in Foshan



Philippe Mansion in Maoming



Philippe Coast in Hangzhou

投资者关系联络

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Key Accounting Data and Fianancial Indicators for Fiscal Year 2019 (RMBm)

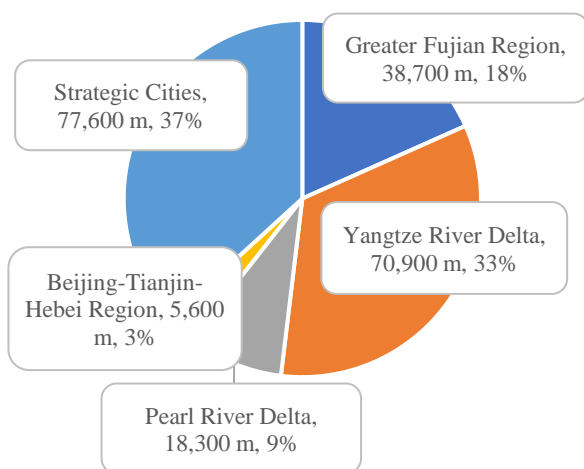
	2019	2018	YoY Change (%)
Total Operating income	61,490.87	56,470.09	8.89
Total Operating Profit	6,953.26	6,433.45	8.08
Total Profit	6,906.19	6,389.19	8.09
Net profits attributable to shareholders of the Company	4,021.83	3,017.86	33.27
Basic earnings per share (RMB/share)	0.9	0.66	36.36
Weighted average ROE (%)	18.46%	16.38%	2.08
	2019	2018	YoY Change (%)
Total assets	309,401.42	263,396.63	17.47
Total liabilities	258,916.00	222,366.82	16.44
Total debt	111,473.01	112,613.33	-1.01
Short-term debt	32,033.25	48,211.05	-33.56
Owners' equity attributable to shareholders of the Company	26,793.83	22,978.71	16.6
Share Capital	4,082.00	4,050.07	0.79
Net asset per share attributable to shareholders of the Company (RMB)	6.56	5.67	15.7
Cash	41,660.27	37,848.32	10.07

Contracted Sales Update

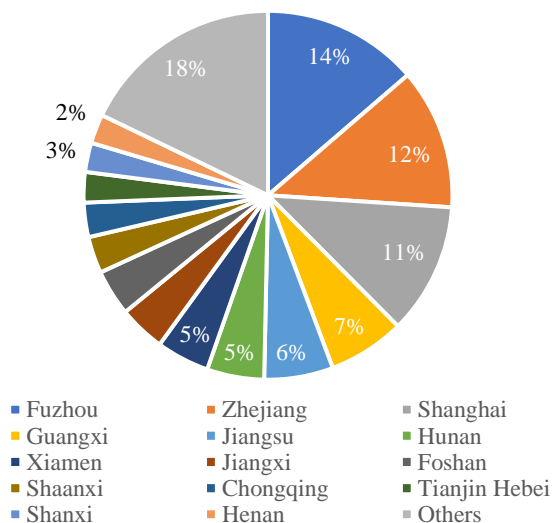
The Company has achieved RMB 211.0 billion contracted sales as of December 31, 2019, with a y-o-y growth of 29.6%, ranking No.13 in the CRIC Property League Table.

December contracted sales has reached RMB 29.1 billion.

Total Contracted Sales Breakdown by Region (RMBm/%)



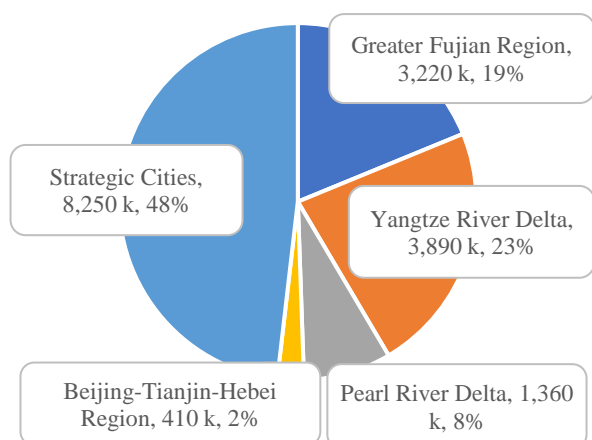
Total Contracted Sales Breakdown by City (%)



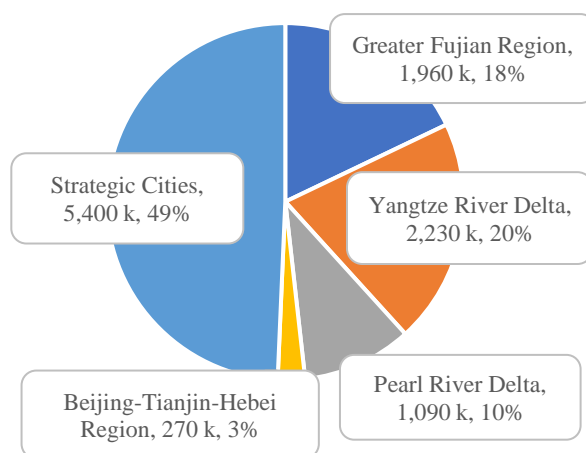
Onshore Listed Company: 阳光城集团股份有限公司
Yango Group Co., Ltd.

Offshore Debt Issuer : 阳光城嘉世国际有限公司
Yango Justice International Limited

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



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



TOP 10 regions 2019 YTD contracted sales amounted RMB150.6 billion, accounting for 71.35% of total contracted sales.

Regional Company	Total Contracted Sales (RMBm)	Total GFA Sold ('000sqm)	ASP (RMB/sqm)
Fuzhou	28,891	2,192	13,182
Zhejiang	26,075	1,294	20,147
Shanghai	24,295	1,367	17,775
Guangxi	14,200	1,539	9,226
Jiangsu	12,761	808	15,784
Hunan	10,583	1,168	9,059
Xiamen	9,825	1,030	9,539
Jiangxi	8,626	1,040	8,296
Foshan	8,531	602	14,172
Shaanxi	6,787	635	10,690
Total	150,573	11,675	13,703

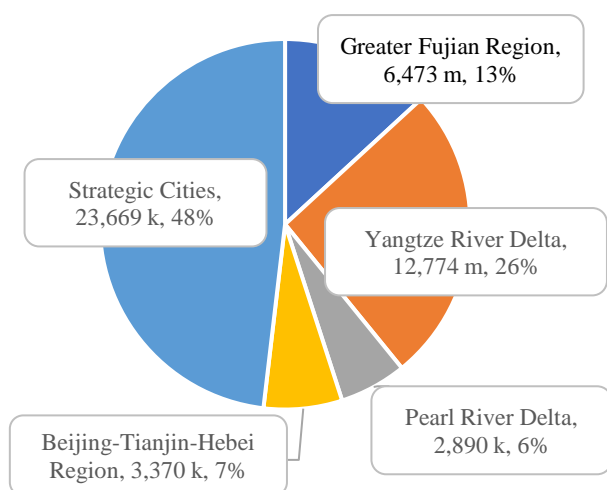
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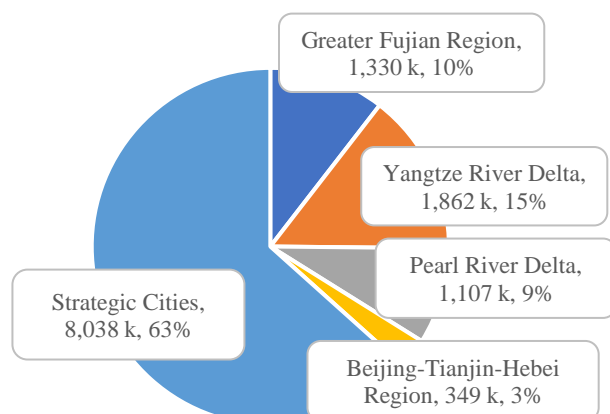
Land Acquisition Update

The Company has acquired 69 pieces of new land at attributable cost of RMB49.1 bn in 2019 with details below.

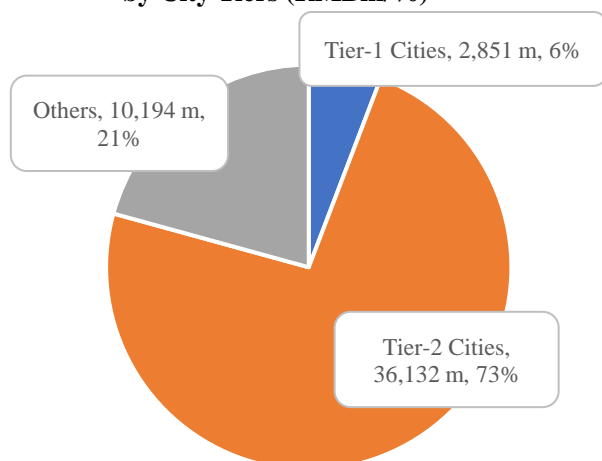
Attributable land cost Breakdown by Region (RMBm/%)



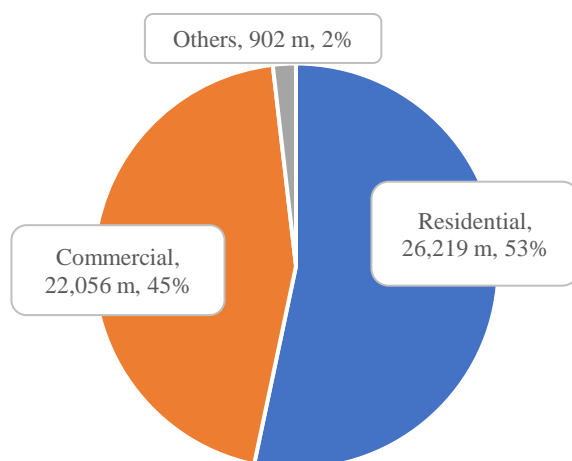
GFA Acquired Breakdown by Region ('000sqm/%)



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	Jan.	Qiannan	100%	84	84	68	70	1,209	Residential
M&A	Jan.	Nanjing	36%	1,558	561	25	67	23,116	Residential
M&A	Jan.	Huizhou	90%	124	112	4	19	6,392	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
M&A	Mar.	Hefei	33%	652	215	50	109	5,982	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.	Jingzhou	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	Apr.	Jingdezhen	60%	352	211	59	129	2,734	Commercial
M&A	Apr.	Bijie	100%	226	226	55	225	1,004	Commercial
Public Auction	May	Nantong	51%	1,470	750	78	164	8,974	Commercial
Public Auction	May	Zhaoqing	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	May	Fuzhou	100%	606	606	17	53	11,477	Commercial
M&A	May	Guigang	85%	292	248	67	236	1,239	Commercial
M&A	May	Taiyuan	38%	621	233	64	267	2,325	Commercial
M&A	May	Taiyuan	38%	43	16	29	29	1,473	Educational
Public Auction	June	Shenyang	70%	284	199	30	51	5,613	Commercial

M&A	June	Fuzhou	25%	747	183	33	94	7,980	Residential
M&A	June	Kunming	100%	2,800	2,800	373	542	5,166	Commercial
Public Auction	July	Tai'an	51%	125	64	19	27	4,699	Residential
Public Auction	July	Tianjin	70%	1,200	840	93	125	9,569	Residential
Public Auction	July	Nanning	92%	1,240	1,140	37	129	9,642	Commercial
M&A	July	Nanping	34%	465	158	64	128	3,633	Residential
M&A	July	Fuzhou	50%	392	196	34	79	4,949	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	10,458	Commercial
M&A	July	Ankang	24%	738	177	140	377	1,956	Residential
Public Auction	Aug.	Qiannan	100%	172	172	133	135	1,270	Residential
M&A	Aug.	Shanwei	100%	700	700	147	783	894	Commercial
M&A	Aug.	Zunyi	51%	500	255	518	1,036	483	Commercial
M&A	Aug.	Tongren	80%	100	80	26	114	876	Commercial
M&A	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	Nov.	Shanghai	99%	180	178	7	9	20,202	Industrial

M&A	Nov.	Xuchang	75%	179	134	58	168	1,065	Residential
M&A	Nov.	Yulin	60%	433	260	144	288	1,503	Residential
Public Auction	Dec.	Wenzhou	75%	598	449	20	65	9,257	Commercial
Public Auction	Dec.	Jinhua	33%	704	232	74	134	5,254	Residential
Public Auction	Dec.	Hangzhou	51%	1,288	657	57	125	10,321	Residential
Public Auction	Dec.	Tianjin	100%	640	640	50	70	9,104	Residential
Public Auction	Dec.	Nanning	100%	3,070	3,070	178	623	4,929	Commercial
M&A	Dec.	Quanzhou	51%	722	368	69	207	3,489	Commercial
M&A	Dec.	Jinhua	34%	1,491	507	62	130	11,515	Residential
M&A	Dec.	Jinhua	34%	756	257	67	121	6,247	Residential
M&A	Dec.	Hangzhou	32%	1,568	507	54	81	19,259	Residential
M&A	Dec.	Ningbo	30%	1,410	423	38	68	20,735	Residential
M&A	Dec.	Jiaxing	50%	1,422	711	92	202	7,043	Residential
M&A	Dec.	Xiangyang	100%	512	512	74	217	2,363	Commercial
M&A	Dec.	Tianshui	45%	753	339	214	428	1,762	Residential
M&A	Dec.	Shenyang	100%	500	500	43	104	4,812	Commercial
		Total		65,562	49,176	5,590	12,687	51,678	