

Yango Group Co., Ltd. (“**Yango Group**” or the “**Company**”; stock code: 000671.SZ), is one of the leading large scale real estate developers in China. The Company is ranked no. 13 in “China’s Top 500 Real Estate Developers in 2020 by China Real Estate Association; the Company is also ranked no.13 in “China’s Top 100 Real Estate Companies in 2020 and recognized as “Top 5 Fastest Growing Real Estate Companies in 2020 in the 17th China Real Estate Top 100 Listed Companies published by the China Real Estate “TOP10” Research Team, which was formed by the Development Research Center of the State Council, Institute of Real Estate Studies at Tsinghua University and China Index Academy.

Recent News

- **Sustained contracted sales recovery during 1H 2020:** From January to June 2020, Yango Group achieved total contracted sales of RMB90.0bn, of which equity sales reached RMB58.0bn, along with total sales area of 7.27mn sqm and average selling price of RMB12,382.9 per sqm (According to internal evaluation method, Company achieved total contracted sales of RMB 84.1bn)
- **New acquired land during 1H2020:** From January to June 2020, the total and equity consideration for the newly acquired land amounted to RMB 54.9bn and RMB 32.8bn respectively, with a capacity building area of 8.28mn sqm, where the average cost of land at RMB6,637 per sqm
- **Issuance of RMB600mn onshore medium term note:** On June 22nd, the Company successfully issued its first tranche of medium term note (“MTN”) in 2020. The RMB600mn 6.6% 2+2 MTN was well-received by the market with an over-subscription rate of 1.37x
- **Approval of RMB800mn housing rental bond:** On July 2nd, Shenzhen Stock Exchange approved the special corporate bonds for housing rental purpose
- **Decrease in share pledges of controlling shareholder:** On July 8th, Fujian Yango, the controlling shareholder of Yango Group and its person acting in concert, released a total share pledge of 50mn shares, accounting for 1.2% of the total shareholding. The pledge ratio gradually decreased from 90.17% to 84.79% since early June
- **Issuance of USD300mn offshore senior bond:** On July 15th, YANGO JUSTICE INTERNATIONAL LIMITED, the wholly-owned offshore subsidiary of Yango Group, completed a USD300mn 7.5% 3.75 year senior bond issuance. The orderbook peaked at USD2.4bn, representing an over-subscription rate of 8.0x

* The above-mentioned data are unaudited

Quality Properties



Yango’s Dianchi Project

— Run with the dream, the realm of dreamland

Overlooking the 500 miles stretch of Dianchi, and the 80 miles stretch of Xi Mountain, Yango’s Dianchi is the only landscape residential in Kuming’s main city area, embraced on three sides by mountains, leaving one side facing the ocean, enjoying the most exclusive views of native forest. The Phase I Project covers about 667 mu, with a plot ratio of 1.2, building density of 30%, and greening rate of 40%, making it an ideal place to live

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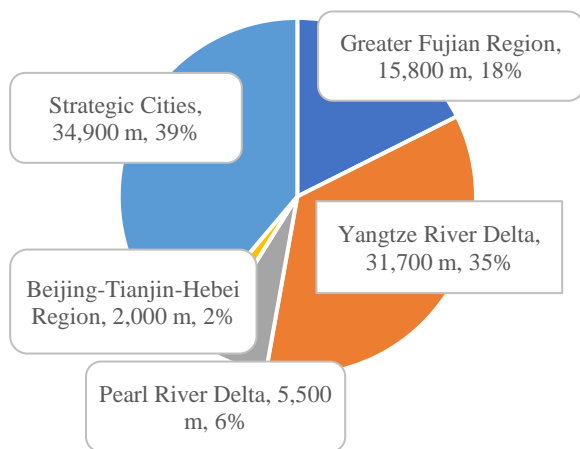
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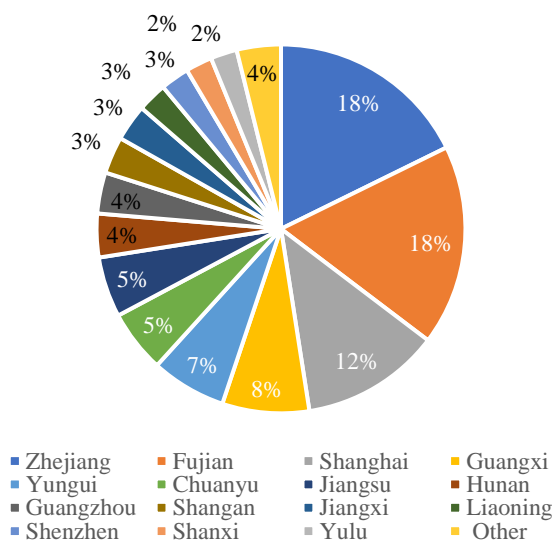
Contracted Sales Update

The Company has achieved RMB 90.01 billion contracted sales as of 30th June 2020, ranking No.15 in the CRIC Property League Table.

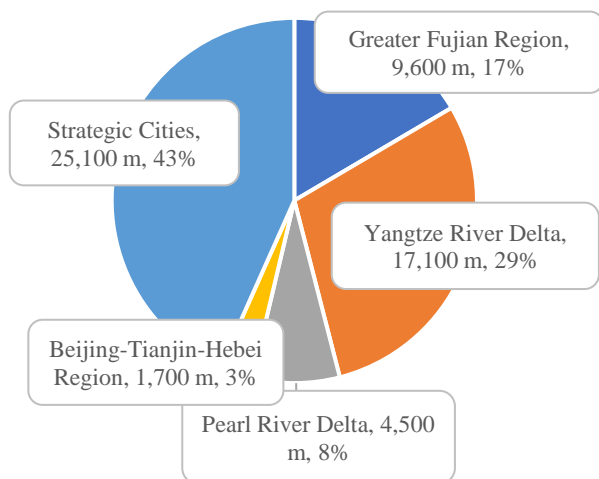
Total Contracted Sales Breakdown by Region (RMBm/%)



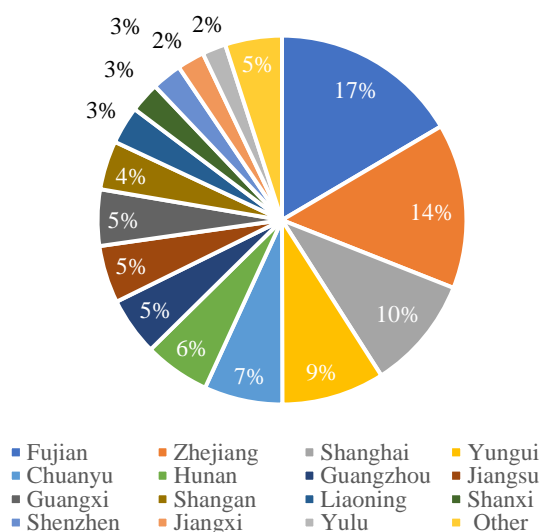
Total Contracted Sales Breakdown by City (%)



Attributable Contracted Sales Breakdown by Region (RMBm/%)



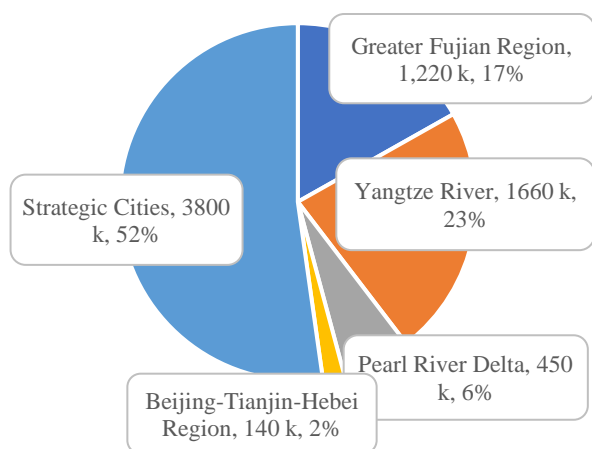
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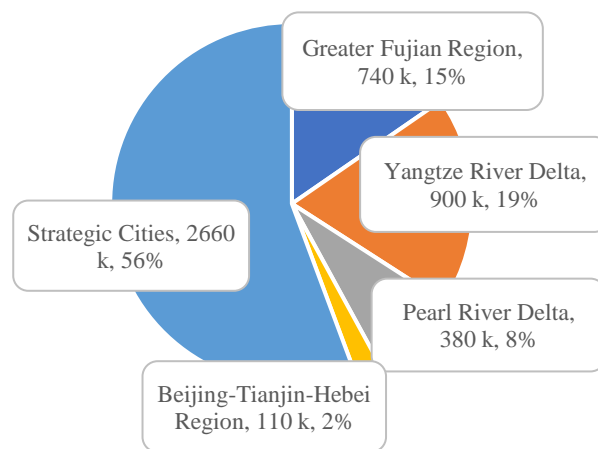
Onshore Listed Company: 阳光城集团股份有限公司
Yango Group Co., Ltd.

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 The first half of 2020 YTD contracted sales amounted RMB 74.9 billion, accounting for 83.18 % of total contracted sales.

Regional Company	Total Contracted Sales (RMB)	Total GFA Sold ('000sqm)	ASP (RMB/sqm)
Zhejiang	15,953	847.4	18,825
Fujian	15,84	1,224	12,947
Shanghai	10,99	579.8	18,957
Guangxi	6,86	908.9	7,547
Yungui	5,93	578.2	10,256
Chuanyu	4,929	566.2	8,706
Jiangsu	4,765	228.2	20,881
Hunan	3,442	340.3	10,114
Shangan	3,249	259.4	12,528
Jiangxi	2,909	331.0	8,788
Total	74,868	5,863	12,770

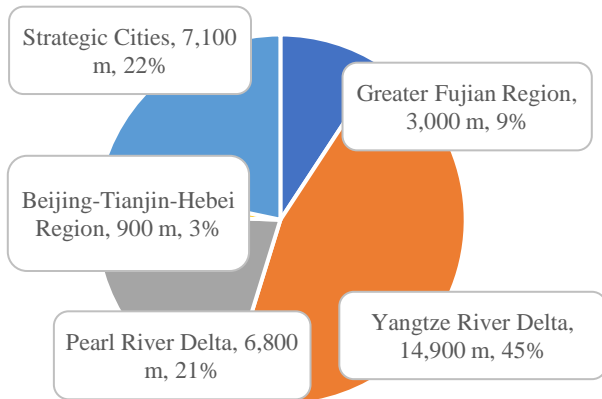
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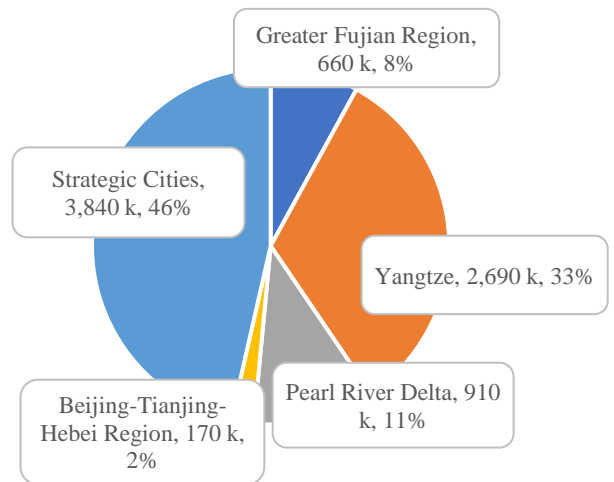
Land Acquisition Update

From January to June 2020, the total and equity consideration for the newly acquired land amounted to RMB 54.9bn and RMB 32.8bn respectively, with a capacity building area of 8.28mn sqm, where the average cost of land at RMB6,637 per sqm.

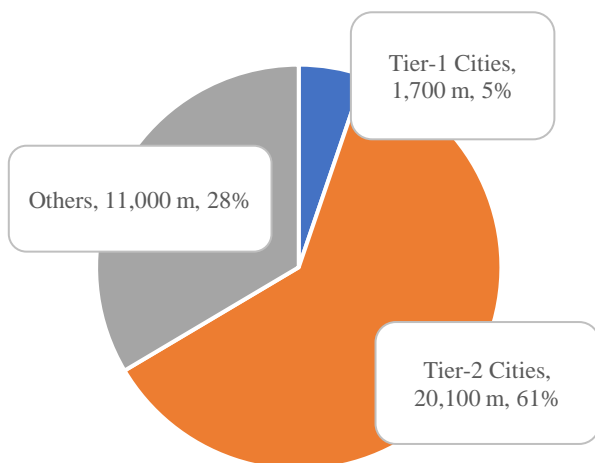
Attributable land cost Breakdown by Region (RMBm/%)



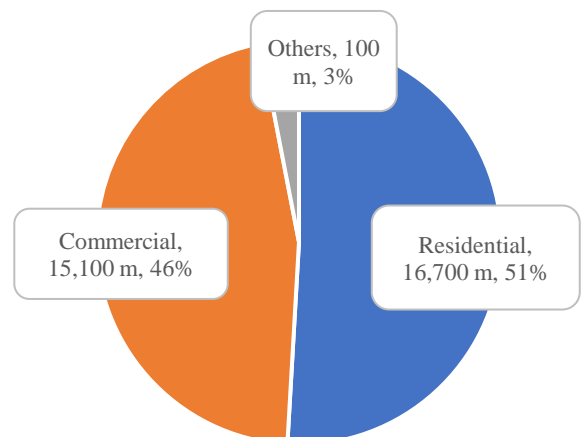
GFA Acquired Breakdown by Region ('000sqm/%)



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	70%	500	350	57.859	133.075	3,757	Residential & Commercial
Public Auction	Jan.	Nanping	40%	681	272.4	69.078	138.156	4,929	Residential & Commercial
Public Auction	Jan.	Hangzhou	51%	715.58	364.946	28.6	74.36	9,623	Residential
Public Auction	Jan.	Taizhou	30%	1041	312.3	75.972	182.333	5,709	Residential & Commercial
Public Auction	Jan.	Taizhou	30%	718	215.4	117.52	205.67	3,491	Residential & Commercial
Public Auction	Jan.	Changsha	51%	325	165.969	68.274	136.548	2,383	Residential
Public Auction	Feb.	Huizhou	100%	198.49	198.49	26.6	78.1	2,541	Residential & Commercial
Public Auction	Mar.	Hefei	47%	2,961	1,394	115.2	278	10,652	Commercial & Educational
Public Auction	Mar.	Ningbo	31%	984	305	36.2	76.7	12,824	Residential

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	Mar.	Zhangzhou	50%	1,160	580	83.8	209.5	5,537	Residential & Commercial
Public Auction	Mar.	Wuxi	49%	1163.2	569.968	42.1	92.7	12,548	Residential
Public Auction	Mar.	Wuxi	34%	3,002	1,030	83.5	166.9	17,988	Residential
Public Auction	Apr.	Wenzhou	49%	3,716	1,821	52.1	182.8	20,328	Residential & Commercial
Public Auction	Apr.	Ji'an	100%	275	275	24.6	54.9	5,018	Residential
Public Auction	Apr.	Jingdezhen	100%	573.869	573.869	72	158.3	3,625	Residential & Commercial
Public Auction	Apr.	Hangzhou	31%	1518.35	470.689	34.8	83.5	18,184	Residential
Public Auction	Apr.	Fuyang	49%	1,093	535	104.8	251.5	4,344	Residential
Public Auction	Apr.	Dongguan	49%	1705.3	835.597	37.4	97.1	17,562	Residential & Commercial

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Public Auction	Apr.	Tianjin	100%	385	385	17.5	35.1	10,969	Residential
Public Auction	Apr.	Dalian	100%	171.782	171.782	15.8	35.6	4,825	Residential
Public Auction	May	Shenyang	100%	202.42	202.42	24.807	42.171	4,800	Residential & Commercial
Public Auction	May	Jiaxing	100%	760	760	34.4088	75.699	10,040	Residential & Commercial
Public Auction	May	Urumqi	90%	438	394.2	58.69	117.38	3,731	Residential & Commercial
Public Auction	May	Changzhou	51%	1710	872.1	74.207	133.573	12,802	Residential
Public Auction	May	Shenyang	100%	413.22	413.22	211.908	370.839	1,114	Residential
Public Auction	May	Jinhua	100%	3100	3100	118.943	273.57	11,332	Residential & Commercial
Public Auction	June	Tai'an	100%	579	579.12	47.552	52.3072	11,072	Residential

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	June	Foshan	100%	683	683	58.3801	151.788	4,500	Residential
Public Auction	June	Foshan	100%	3754.49	3754.49	91.88	275.64	13,621	Residential
Public Auction	June	Hangzhou	100%	1,955	1,955	84.108	206.065	9,489	Residential
Public Auction	June	Tianjin	51%	1000	510	94.667	132.534	7,545	Residential
Public Auction	June	Guiyang	84%	343.67	288.683	260.392	260.392	1,320	Residential
Public Auction	June	Shanghai	100%	144.6	144.6	63.9052	76.6862	1,886	Residential & Commercial
Public Auction	June	Shanghai	100%	1570.62	1570.62	49.563	89.2134	17,605	Residential
M&A	Jan.	Changsha	100%	1590	1590	347.8	837.5	1,899	Residential & Commercial
M&A	Jan.	Nanchang	37%	802.703	297	97.067	194.134	4,135	Residential

Acquisition Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area('000sqm)	Capacity Building Area('000sqm)	ASP (RMB/sqm)	Land Property
M&A	Apr.	Changsha	100%	726	726	101.1	223.6	3,245	Residential & Commercial
M&A	Apr.	Taiyuan	38%	689.733	258.65	47.2	198.2	3,480	Residential & Commercial
M&A	Apr.	Taiyuan	38%	213	79.7	16.6	69.6	3,054	Residential
M&A	May	Dongguan	33%	2,463	813	69.524	208.571	11,808	Residential & Commercial
M&A	May	Dongguan	33%	1631.23	538.306	27.886	97.53	16,725	Residential & Commercial
M&A	May	Wuhan	50%	947.36	473.68	48.1018	120.255	7,878	Residential
M&A	May	Nanning	51%	506	258	37.047	148.188	3,412	Residential & Commercial
M&A	May	Suzhou	34%	1452.02	493.687	52.279	130.698	11,110	Residential
M&A	June	Suzhou	33%	1023.53	337.765	69.993	139.986	7,312	Residential

Acquisition Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area('000sqm)	Capacity Building Area('000sqm)	ASP (RMB/sqm)	Land Property
M&A	June	Nantong	55%	357.85	196.818	22.793	38.7481	9,235	Residential
M&A	June	Hangzhou	18%	1775.23	319.541	48.914	117.394	15122	Residential & Commercial
M&A	June	Chongqing	30%	1200	360	622.866	822	1459.53	Commercial & Educational
		Total		54,919	32,795	4,046	8,275	66,365	