

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

- **Sales performance during Jan. to Sept.:** From January to September 2020, Yango Group achieved total contracted sales of RMB147.2bn, of which equity sales reached RMB94.3bn. The monthly sales of September was RMB18.9bn.
- **New acquired land during Jan. to Sept.:** From January to September 2020, the total and equity consideration for the newly acquired land amounted to RMB62.9bn and RMB39.6bn respectively, with a capacity building area of 9.78mn sqm, where the average cost of land at RMB6,430 per sqm.
- **Issuance of RMB 720mn ABS:** On 23rd Sept., the company issued the *Great Wall Securities-Yango* mortgage balance ABS, with the issuance amount of RMB720mn, the interest rate of 6.5%, the maturity of 1+1 years, and an over-subscription rate of 3.51x.
- **Issuance of RMB 800mn non-public corporate bonds:** On 12nd October, Yango issued non-public corporate bonds *20Yangcheng04*. The RMB 800mn 6.67% 2+2+1 *20Yangcheng04* was well-received with an over-subscription rate of 1.37x.
- **Decrease of the pledge rate of controlling shareholders:** On 30th September, the controlling shareholders and its persons acting-in-concert released the pledge of 0.92% of the company's total equity, and now the pledge rate has reduced to 79.88%.
- **Sustained attention paid to the new shareholder Taikang:** GF Securities, Orient Securities, China Securities, Northeast Securities, Hua Chuang Securities, Founder Securities etc. paid sustained attention to the cooperation between the company's controlling shareholder and Taikang, issued research reports or comments, recognizing company's ability to fulfill the performance commitment, and pointing out that Taikang's participation will further strengthen the company's control of investment risks, ensure the robustness and sustainability of business development.

Quality Properties



River Land 阳光城悦江山

- Located in the core of Caijia in Liangjiangwan Area, with a comprehensive plot ratio of 1.57 and more than 1km spectacular river view, the project integrated natural landscape with the architecture, giving a sense of flow and rhythm to the whole.
- House type for sale: 202-234m² flat; 121-145m² duplex ; 121-145 m² and 125-135m² lake-view house.

投资者关系联络

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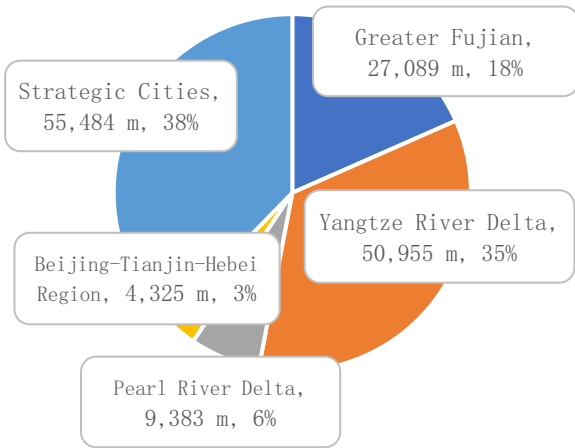
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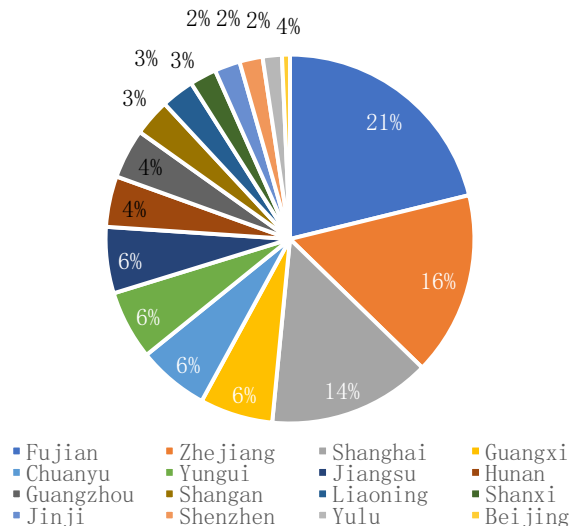
Contracted Sales Update

As of 30th September 2020, the Company has achieved RMB 147.2 billion contracted sales and 10.7 mn sqm contracted sales area, with an average sales price of RMB13,754 per sqm.

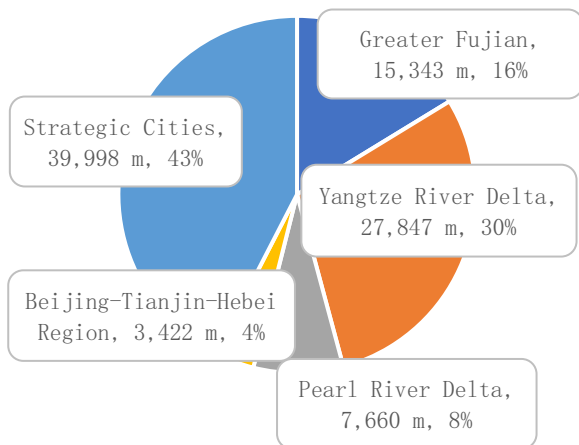
Total Contracted Sales Breakdown by Region (RMBm/%)



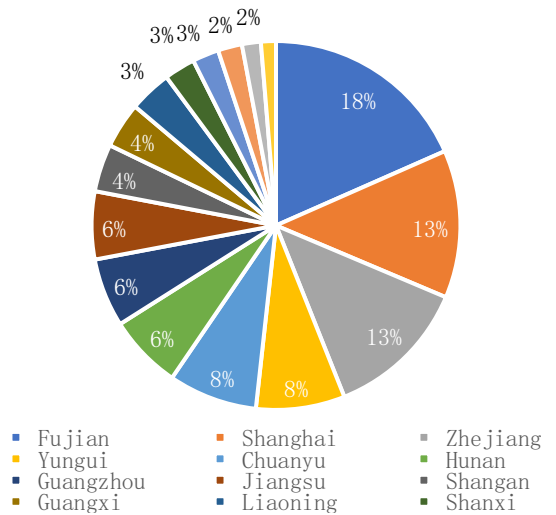
Total Contracted Sales Breakdown by City (%)



Attributable Contracted Sales Breakdown by Region (RMBm/%)

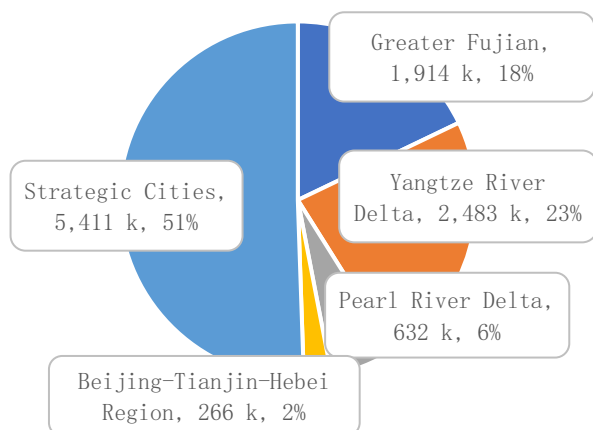


Attributable Contracted Sales Breakdown by City (%)

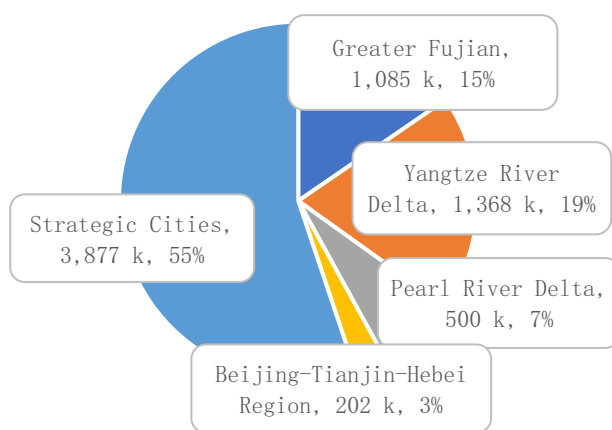


Contracted Sales Update

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



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



As of 30th September of 2020, TOP 10 regions contracted sales amounted RMB 129.7 billion, accounting for 88.1% of total contracted sales.

Regional Company	Total Contracted Sales (RMBm)	Total GFA Sold ('000sqm)	ASP (RMB/sqm)
Fujian	31,176.73	2,350.1	13,266
Zhejiang	23,713.12	1,190.3	19,922
Shanghai	20,998.64	1,177.1	17,839
Guangxi	9,425.73	1,060.4	8,888
Chuanyu	9,192.90	882.0	10,423
Yungui	8,926.42	824.7	10,824
Jiangsu	8,553.06	386.8	22,115
Hunan	6,550.54	628.4	10,424
Guangzhou	6,394.48	440.3	14,524
Shangan	4,776.99	430.3	11,101
Total	129,708.62	9,370.5	13,842

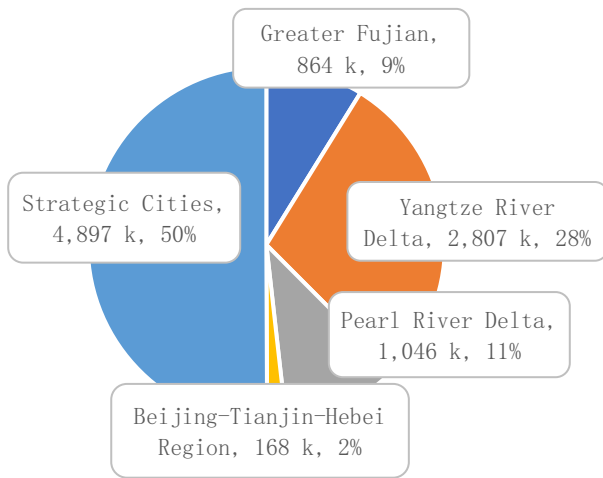
Onshore Listed Company: 阳光城集团股份有限公司
Yango Group Co., Ltd.

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

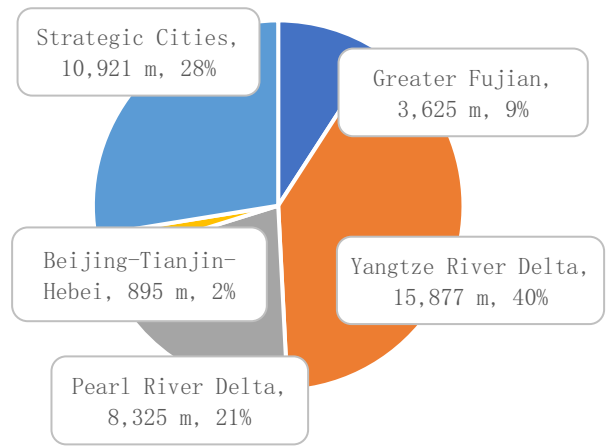
Land Acquisition Update

From January to September 2020, the total and equity consideration for the newly acquired land amounted to RMB 62.9bn and RMB 39.6bn respectively, with a capacity building area of 9.78mn sqm, where the average cost of land at RMB6,430 per sqm.

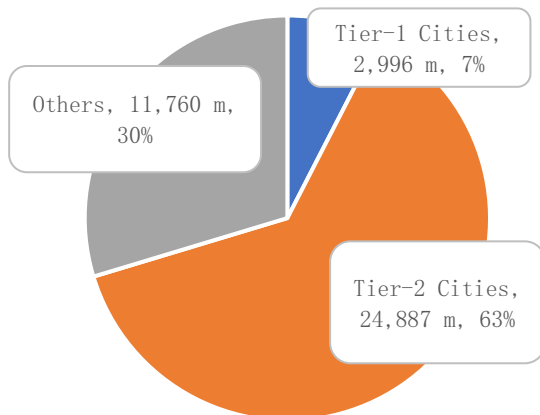
**GFA Acquired
Breakdown by Region ('000sqm/%)**



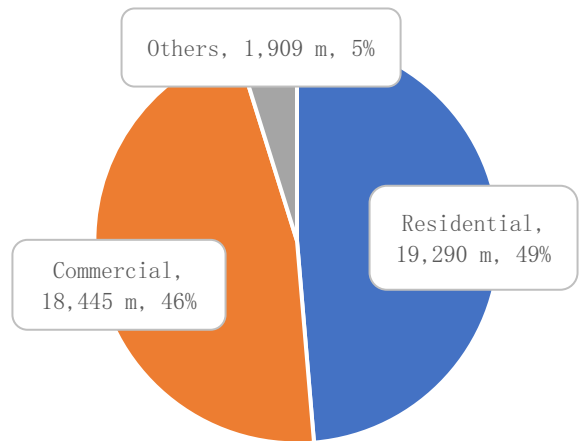
**Attributable land cost
Breakdown by Region (RMBm/%)**



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



**Attributable Land Cost
Breakdown by Property (RMBm/%)**



Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area (000sqm)	Capacity Building Area(000sqm)	ASP (RMB/sqm)	Property
Public Auction	Jan.	Fuzhou	70%	500	350	58	133	3,757	Residential & Commercial
Public Auction	Jan.	Nanping	40%	681	272	69	138	4,929	Residential & Commercial
Public Auction	Jan.	Hangzhou	51%	716	365	29	74	9,623	Residential
Public Auction	Jan.	Taizhou	30%	1,041	312	76	182	5,709	Residential & Commercial
Public Auction	Jan.	Taizhou	30%	718	215	118	206	3,491	Residential & Commercial
Public Auction	Jan.	Changsha	51%	325	166	68	137	2,383	Residential
Public Auction	Feb.	Huizhou	100%	198	198	27	78	2,541	Residential & Commercial
Public Auction	Mar.	Hefei	47%	2,961	1,394	115	278	10,652	Commercial & Educational
Public Auction	Mar.	Ningbo	31%	984	305	36	77	12,824	Residential
Public Auction	Mar.	Zhangzhou	50%	1,160	580	84	210	5,537	Residential & Commercial
Public Auction	Mar.	Wuxi	49%	1,163	570	42	93	12,548	Residential
Public Auction	Mar.	Wuxi	34%	3,002	1,030	84	167	17,988	Residential

Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area (000sqm)	Capacity Building Area(000sqm)	ASP (RMB/sqm)	Property
Public Auction	Apr.	Wenzhou	49%	3,716	1,821	52	183	20,328	Residential & Commercial
Public Auction	Apr.	Ji'an	100%	275	275	25	55	5,018	Residential
Public Auction	Apr.	Jingdezhen	100%	574	574	72	158	3,625	Residential & Commercial
Public Auction	Apr.	Hangzhou	31%	1,518	471	35	84	18,184	Residential
Public Auction	Apr.	Fuyang	49%	1,093	535	105	252	4,344	Residential
Public Auction	Apr.	Dongguan	49%	1,705	836	37	97	17,562	Residential & Commercial
Public Auction	Apr.	Tianjin	100%	385	385	18	35	10,969	Residential
Public Auction	Apr.	Dalian	100%	172	172	16	36	4,825	Residential
Public Auction	May	Shenyang	100%	202	202	25	42	4,800	Residential & Commercial
Public Auction	May	Jiaying	100%	760	760	34	76	10,040	Residential & Commercial
Public Auction	May	Urumqi	90%	438	394	59	117	3,731	Residential & Commercial
Public Auction	May	Changzhou	51%	1,710	872	74	134	12,802	Residential
Public Auction	May	Shenyang	100%	413	413	212	371	1,114	Residential

Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area (000sqm)	Capacity Building Area(000sqm)	ASP (RMB/sqm)	Property
Public Auction	May	Jinhua	100%	3,100	3,100	119	274	11,332	Residential & Commercial
Public Auction	June	Tai'an	100%	579	579	48	52	11,072	Residential
Public Auction	June	Foshan	100%	683	683	58	152	4,500	Residential
Public Auction	June	Foshan	100%	3,754	3,754	92	276	13,621	Residential
Public Auction	June	Hangzhou	100%	1,955	1,955	84	206	9,489	Residential
Public Auction	June	Tianjin	51%	1,000	510	95	133	7,545	Residential
Public Auction	June	Guiyang	84%	344	289	260	260	1,320	Residential
Public Auction	June	Shanghai	100%	145	145	64	77	1,886	Residential & Commercial
Public Auction	June	Shanghai	100%	1,571	1,571	50	89	17,605	Residential
Public Auction	July	Guangzhou	100%	1,281	1,281	43	100	12,810	Residential & Commercial
Public Auction	July	Xi'an	100%	1,574	1,574	43	121	13,010	Residential
Public Auction	July	Shenyang	100%	438	438	28	53	8,340	Residential & Commercial
Public Auction	July	Shenyang	100%	260	260	17	31	8,290	Residential
Public Auction	Aug.	Kunming	100%	519	519	75	295	1,759	Residential
Public Auction	Sept.	Nanjing	100%	930	930	34	113	8,212	Residential & Commercial

Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area (000sqm)	Capacity Building Area(000sqm)	ASP (RMB/sqm)	Property
Public Auction	Sept.	Changsha	100%	238	238	48	115	2,067	Residential
Public Auction	Sept.	Longli	100%	274	274	195	234	1,171	Residential & Commercial
M&A	Jan.	Changsha	100%	1,590	1,590	348	838	1,899	Residential & Commercial
M&A	Jan.	Nanchang	37%	803	297	97	194	4,135	Residential
M&A	Apr.	Changsha	100%	726	726	101	224	3,245	Residential & Commercial
M&A	Apr.	Taiyuan	38%	690	259	47	198	3,480	Residential & Commercial
M&A	Apr.	Taiyuan	38%	213	80	17	70	3,054	Residential
M&A	May	Dongguan	33%	2,463	813	70	209	11,808	Residential & Commercial
M&A	May	Dongguan	33%	1,631	538	28	98	16,725	Residential & Commercial
M&A	May	Wuhan	50%	947	474	48	120	7,878	Residential
M&A	May	Nanning	51%	506	258	37	148	3,412	Residential & Commercial
M&A	May	Suzhou	34%	1,452	494	52	131	11,110	Residential
M&A	June	Suzhou	33%	1,024	338	70	140	7,312	Residential

Method	Month	City	Attributable Ratio	Total Consideration (RMBm)	Attributable Consideration (RMBm)	Site Area (000sqm)	Capacity Building Area(000sqm)	ASP (RMB/sqm)	Property
M&A	June	Nantong	55%	358	197	23	39	9,235	Residential
M&A	June	Hangzhou	18%	1,775	320	49	117	15,122	Residential & Commercial
M&A	June	Chongqing	30%	1,200	360	623	822	1,460	Commercial & Educational
M&A	July	Quanzhou	51%	1,002	511	69	207	4,853	Residential & Commercial
M&A	Sept.	Fuzhou	50%	900	450	42	109	8,250	Residential & Commercial
M&A	Sept.	Fuzhou	45%	338	152	41	91	3,697	Residential & Commercial
M&A	Sept.	Dongguan	100%	221	221	10	38	5,891	Residential & Commercial
	Total			62,894	39,643	4,690	9,781	6,430	