

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 ranked no.13 in 2021 China TOP100 Real Estate Developers, and won the first place in the TOP10 developers in term of Financing Stability in the 18<sup>th</sup> 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; The Company also ranked no.14 in 2021 China's Top 500 Real Estate Developers by China Real Estate Association, and ranked no.1 in the TOP10 Growth Rate for three consecutive years.

## Recent News

- **Sales performance during Jan. to May.:** From January to May, Yango Group achieved total contracted sales of RMB81.3bn (up 42% y-o-y), of which equity sales reached RMB52.1bn. And the average sales price was RMB15,849 per sqm.
- **New acquired land during Jan. to May.:** From January to May, the total and equity consideration for the newly acquired land amounted to RMB22.2bn and RMB13.1bn respectively, with a capacity building area of 4.4mn sqm, where the average cost of land at RMB 5,009 per sqm. The total consideration of newly acquired land in May amounted to RMB4.20bn.
- **Successfully priced US\$290 million overseas green bonds in May, and obtained dual green certification from international authoritative institutions:** On May 27, Yango successfully priced a 3.25-year green bond with a maturity of US\$290 mn. The pricing yield was significantly narrower than the initial guide price by 40 basis points. The peak order size exceeded US\$2 billion, which was oversubscribed by more than 6.89 times. Investors in the company's US dollar bonds have further diversified, and this transaction has attracted a large number of high-quality international fixed-income investors.
- **The application materials for the overseas IPO of Yango Zhibo were accepted by the China Securities Regulatory Commission:** On June 3, the application materials for the overseas IPO of Shanghai Yango Zhibo Life Service Group Co., Ltd., a subsidiary of Yango City Disclosure, were accepted by the China Securities Regulatory Commission. The overseas listing of Yango Zhibo still needs to be approved by the China Securities Regulatory Commission, the Hong Kong Stock Exchange and other relevant regulatory agencies.



## Yango Future Yue 阳光城·未来悦（上海）

**The second phase opened again and sold 1 bn! Continue to write the "achievement" of the red plate!**

Yango·Future Yue has a steady stream of customers since its opening. The project is 850m away from the Xiaotang Station of Metro Line 5 in a straight line. The community has built a variety of theme scenes such as outdoor swimming pools, landscaped living rooms, and healthy runways. At the same time, it is equipped with green wise home and has a touching human habitat, which has won a wide range of customers.

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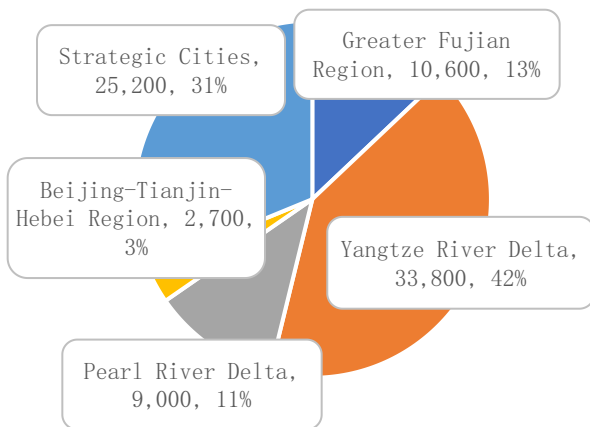
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## Contracted Sales Update

From January to May of 2021, the company realized a full-caliber contracted sales amount of RMB 81.3bn, a contracted sales area of 5.1mn sqm, and an average sales price of RMB15,849 per sqm.

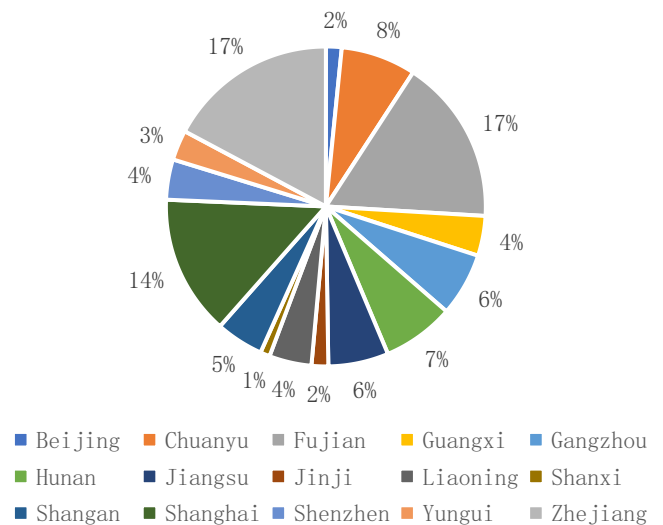
### Total Contracted Sales

#### Breakdown by Region (RMBm/%)



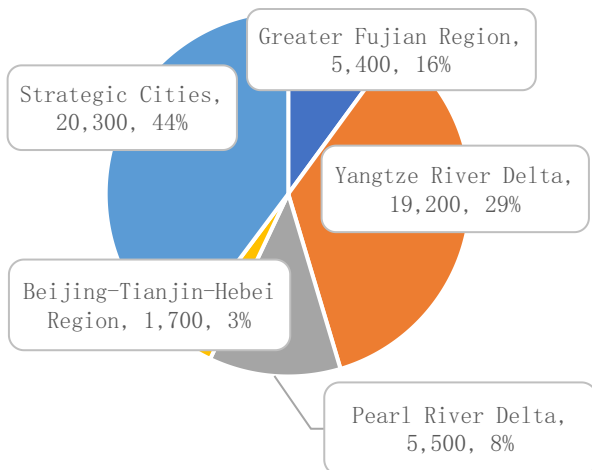
### Total Contracted Sales

#### Breakdown by City (%)



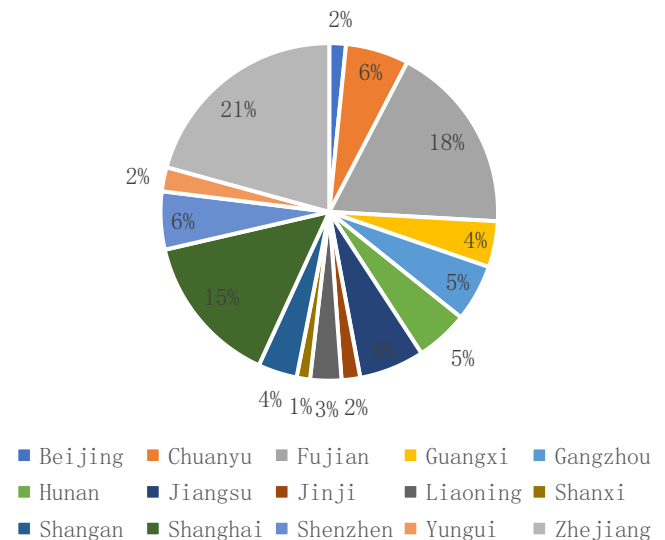
### Attributable Contracted Sales

#### Breakdown by Region (RMBm/%)



### Attributable Contracted Sales

#### Breakdown by City (%)



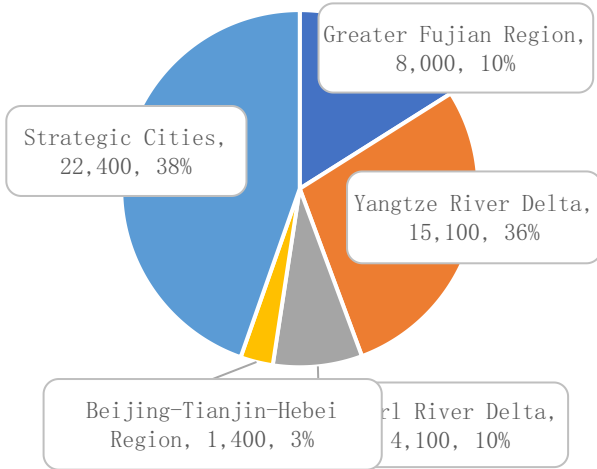
Onshore Listed Company: 阳光城集团股份有限公司  
Yango Group Co., Ltd.

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

## Contracted Sales Update

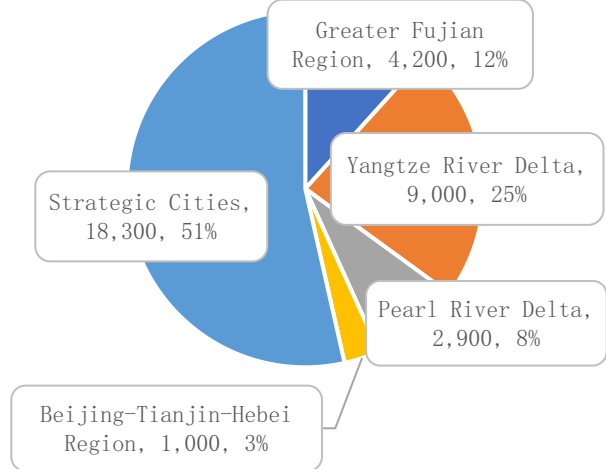
### Total Contracted Sales

#### Breakdown by Region ('000 sqm/%)



### Attributable Contracted Sales

#### Breakdown by Region ('000 sqm/%)



As of 31st May of 2021, TOP 10 regions contracted sales amounted RMB 73.2 bn, accounting for 90.03% of total contracted sales

Regional Company	Total Contracted Sales (RMBm)	Total GFA Sold ('000sqm)	ASP (RMB/sqm)
Zhejiang	16,851	830	20,298
Fujian	14,824	1,116	13,274
Shanghai	11,829	562	21,033
Jiangsu	5,087	207	24,504
Chuanyu	4,924	362	13,572
Guangzhou	4,514	205	21,966
Hunan	4,439	212	20,919
Shenzhen	4,105	386	10,624
Guangxi	3,579	400	8,948
Shangan	3,045	306	9,928
<b>Total</b>	<b>73,197</b>	<b>4,590</b>	<b>15,945</b>

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

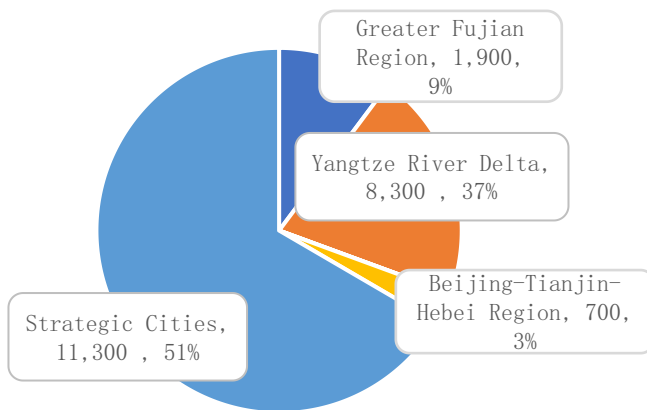
Offshore Debt Issuer: 阳光城嘉世国际有限公司  
Yango Justice International Limited

**Land Acquisition Update**

From January to May 2021, the total and equity consideration for the newly acquired land amounted to RMB 22.2 bn and RMB 13.1 bn respectively, with a capacity building area of 4.44 mn sqm, where the average cost of land at RMB 5,009 per sqm.

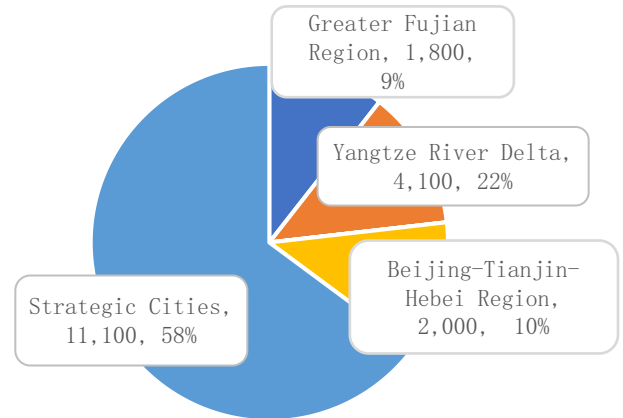
**Attributable land cost**

**Breakdown by Region (RMBm/%)**



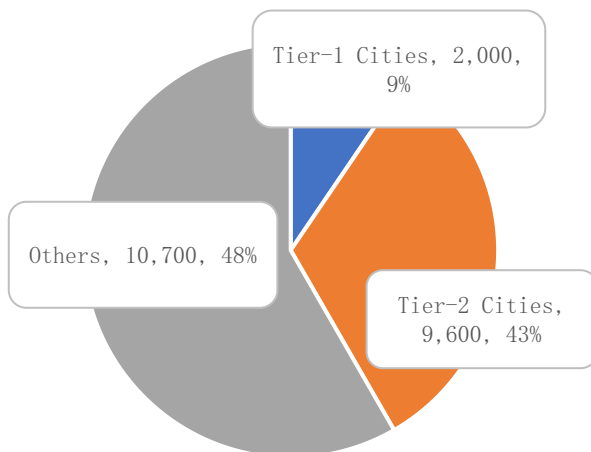
**GFA Acquired**

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

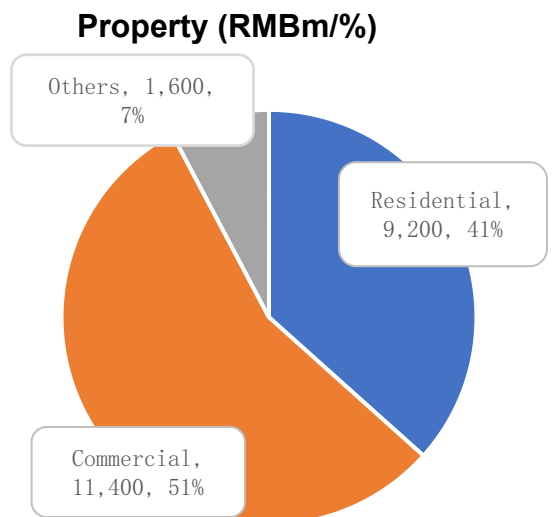


**Attributable Land Cost**

**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.	Shanghai	51%	1,965	1,002	47.1	75.4	26,052	Residential
Public Auction	Jan.	Chengdu	33%	571	189	62.4	156.1	3,660	Residential & Commercial
Public Auction	Jan.	Yibin	100%	1,345	1,345	151	419.7	3,205	Residential
Public Auction	Jan.	Xining	60%	3,512	2,107	330.5	789.9	4,446	Residential & Commercial
Public Auction	Apr.	Yichun	70%	850	595	86.2	220.5	3,855	Residential & Commercial
Public Auction	Apr.	Kuming	40%	147	59	12.9	32.2	4,567	Residential
Public Auction	Apr.	Changsha	100%	188	188	12.8	45.3	4,153	Residential
Public Auction	May	Jinhua	100%	1,377	1,377	111.2	181.8	7,575	Residential & Commercial
Public Auction	May	Hangzhou	33%	901	297	30.9	64.9	13,890	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	May	Hangzhou	49%	1,578	773	61.1	146.7	10,759	Residential
M&A	Jan.	Changsha	49%	247	121	34.3	41.1	6,006	Residential
M&A	Feb.	Yinchuan	100%	543	543	110.8	221.5	2,451	Residential & Commercial
M&A	Mar.	Yichun	51%	208	106	38.9	77.8	2,659	Residential & Commercial
M&A	Apr.	Quanzhou	25%	180	45	19.3	52.2	3,480	Residential & Commercial
M&A	Apr.	Changding	80%	808	646	67.7	176.1	4,584	Residential & Commercial
M&A	Apr.	Zhangzhou	51%	480	245	43.6	95.9	5,018	Residential & Commercial
M&A	Apr.	Zhangzhou	32%	441	141	45.2	90.4	4,876	Residential & Commercial
M&A	Apr.	Bangbu	40%	933	373	101.7	183.1	5,095	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.	Hangzhou	49%	1,578	773	61.1	146.7	10,759	Residential
M&A	Apr.	Nanning	49%	1,514	742	50.8	224.5	6,744	Residential & Commercial
M&A	Apr.	Nanning	51%	1,598	815	139.3	557.1	2,868	Office & Commercial
M&A	Apr.	Chengdu	100%	210	210	48.7	73	2,870	Residential & Commercial
M&A	Apr.	Tianjin	40%	740	296	198.7	288.7	2,559	Residential & Commercial
M&A	May	Changchun	49%	320	157	31.1	77.8	4,115	Residential
		<b>Total</b>		<b>22,233</b>	<b>13,146</b>	<b>1,897</b>	<b>4,438</b>	<b>5,009</b>	