

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 18th 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 from Jan. to Jul.:** From January to July, Yango Group achieved total contracted sales of RMB113.8bn (up 5.37% y-o-y), of which equity sales reached RMB72.9bn. And the average sales price was RMB16,216.73 per sqm.
- **New acquired land from Jan. to Jul.:** From January to July, the total and equity consideration for the newly acquired land amounted to RMB29.2bn and RMB19.5bn respectively, with a capacity-building area of 5.37mn sqm, where the average cost of land at RMB5,436 per sqm.
- **Share exchange between Yango Intelligent and Onewo:** On August 6, the Yango Intelligent Life Service Group Co., Limited disclosed the intention to sign a cooperation agreement with Onewo Space Technology Service Co., Limited. Shareholders of Yango Intelligent strategically invested their 100% shares in Onewo in exchange for 4.8% of Onewo’s shares. Furthermore, Yango will establish a strategic partnership with Onewo to jointly realise the exploration and development in space technology services and build a long-term competitive advantage for both parties.
- **Onshore & Offshore Bonds Repurchase:** On August 12, Yango announced the repurchase plans for both onshore and offshore bonds, with a net repurchase price of 80.00-101.00 yuan (or US dollars). On August 14, Yango discloses to repurchase 16阳城02 and 18阳城01, with a planned repurchase amount of RMB 238mn. As of August 16, the company has repurchased its corporate bonds of an aggregate principal of RMB1.56 bn, and the outstanding principal is RMB9.9 bn. While its offshore bonds have been repurchased of USD 13mn and the outstanding principal is USD 2.27bn.

Hot Selling Property



Yango Tan Rui Mansion 阳光城檀瑞府（杭州）

Yango Tanrui Mansion is located in a core position of Fuchun city to create a community with a garden view and comprehensive developments. The project covers 21 acres, and the total construction area is about 300,000 m². It is surrounded by seven universities, multi-dimensional transportation networks such as subways, urban arterial roads, and high-speed railways (under construction). Tanrui mansion sticks to its ingenuity and integrates the home into the scenery to build about a 7000 m² garden view of the atrium. The design focuses on the interaction between human and natural space.

Tanrui Mansion focuses on building two types of apartments: 96m² and 115m², which aims to satisfy the various needs of different families.

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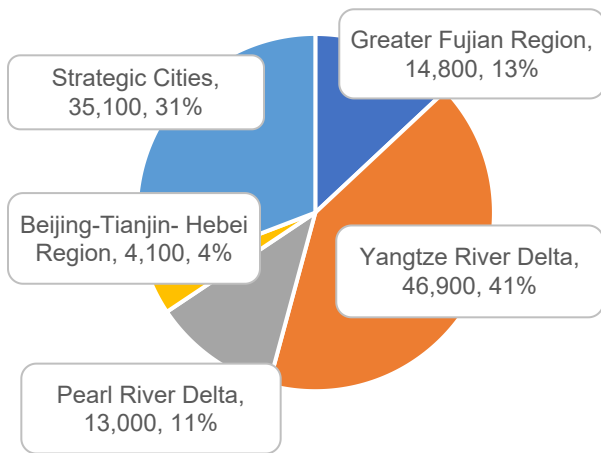
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Contracted Sales Update

From January to July of 2021, the company realized a full-caliber contracted sales amount of RMB113.8bn, a contracted sales area of 7.01mn sqm, and an average sales price of RMB16,216.73 per sqm.

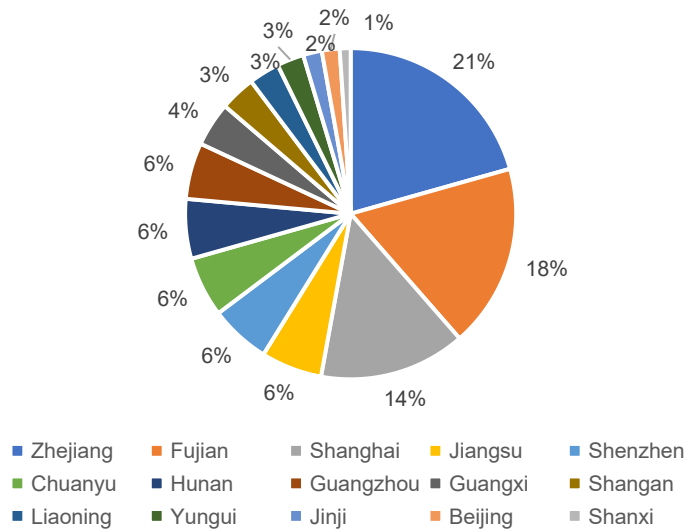
Total Contracted Sales

Breakdown by Region (RMBm/%)



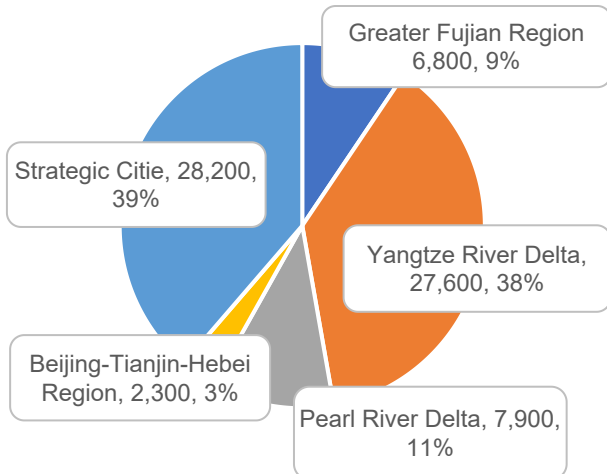
Total Contracted Sales

Breakdown by City (%)



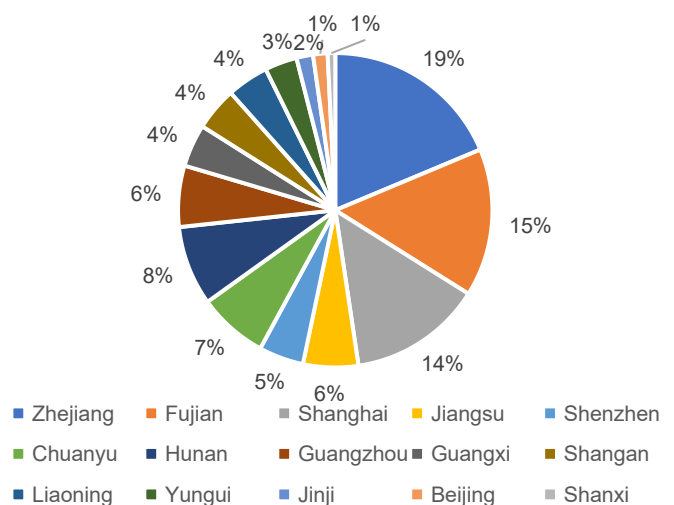
Attributable Contracted Sales

Breakdown by Region (RMBm/%)



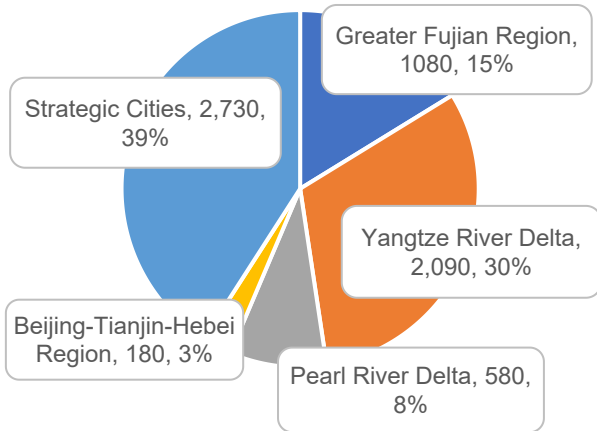
Attributable Contracted Sales

Breakdown by City (%)

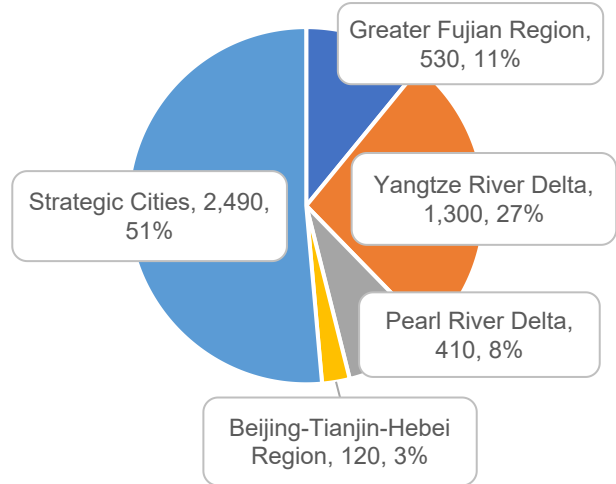


Contracted Sales Update

Breakdown by Region ('000 sqm/%)



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



As of 31st of July in 2021, TOP 10 regions contracted sales amounted RMB 102.1bn, accounting for 89.97% of total contracted sales.

| Regional Company | Total Contracted Sales (RMBm) | Total GFC Sold ('000sqm) | ASP (RMB/sqm) |
|------------------|-------------------------------|--------------------------|---------------|
| Zhejiang | 23,481 | 1,160 | 20,234 |
| Fujian | 20,415 | 1,486 | 13,743 |
| Shanghai | 16,276 | 770 | 21,142 |
| Jiangsu | 6,786 | 279 | 24,335 |
| Shenzhen | 6,722 | 296 | 22,743 |
| Chuanyu | 6,686 | 489 | 13,673 |
| Hunan | 6,627 | 612 | 10,834 |
| Guangzhou | 6,275 | 290 | 21,614 |
| Guangxi | 4,909 | 489 | 10,041 |
| Shangan | 3,951 | 405 | 9,752 |
| Total | 102,129 | 6,275 | 16,275 |

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

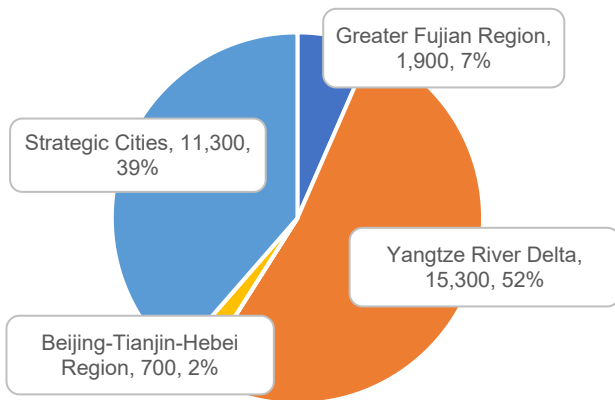
Offshore Bond Issuer: 阳光城嘉世国际有限公司
Yango Justice International Limited

Land Acquisition Update

From January to July 2021, the total and equity consideration for the newly acquired land amounted to RMB 29.18 bn and RMB 19.49 bn respectively, with a capacity building area of 5.37 mn sqm, where the average cost of land is RMB 5,436 per sqm.

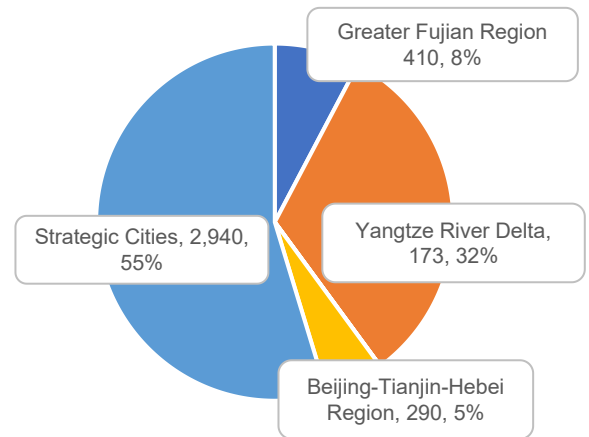
Attributable land cost

Breakdown by Region (RMBm/%)



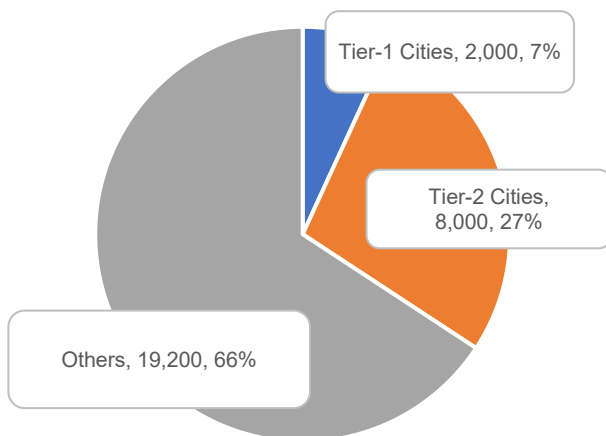
GFA Acquired

Breakdown by Region ('000sqm/%)



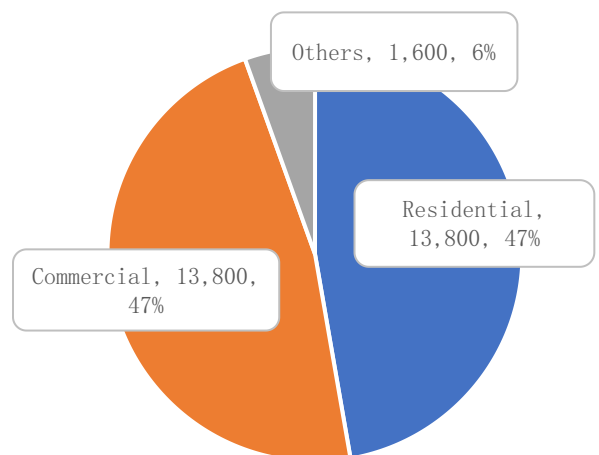
Attributable Land Cost

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 | 151.0 | 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. | Kunming | 40% | 147 | 59 | 12.9 | 32.2 | 4,567 | Residential |
| Public Auction | Apr. | Changsha | 100% | 188 | 188 | 12.8 | 45.3 | 4,153 | 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 | 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 |
| Public Auction | July | Shaoxin | 41% | 2,388 | 979 | 109.4 | 220.9 | 10,813 | Residential & Commercial |
| 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 |

| 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. | Changting | 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. | Bengbu | 40% | 933 | 373 | 101.7 | 183.1 | 5,095 | Residential |
| 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 | Business & Commercial |

| 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. | Chengdu | 100% | 210 | 210 | 48.7 | 73.0 | 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 |
| M&A | July | Jinhua | 100% | 6,145 | 6,145 | 352.4 | 856.5 | 7,175 | Residential |
| | Total | | | 29,188 | 19,496 | 2,298 | 5,369.1 | 5,436 | |