

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 Aug.:** From January to August, Yango Group achieved total contracted sales of RMB132.9bn (up 3.5% y-o-y), of which equity sales reached RMB85.2bn. And the average sales price was RMB16,128.88 per sqm.
- **New acquired land from Jan. to Aug.:** From January to August, the total and equity consideration for the newly acquired land amounted to RMB29.5bn and RMB19.7bn respectively, with a capacity-building area of 5.54mn sqm, where the average cost of land at RMB5,323 per sqm.
- **The 2021 Interim Result of Yango Group Released on August 26th:** The company continue to improve its financial quality and to enhance the results of descending the "Three red lines and Four brackets":
 - (1) **Profitability:** During the reporting period, the company's consolidated net margin increased by 21 basis points to 7.55% compared to last year; average EPS is RMB 0.45, a year-on-year growth of 21.62%
 - (2) **Debt Servicing Capability:** The company's interest-bearing liabilities are RMB95.32bn, a decrease of 10.11% from the previous year's end, illustrating a healthy debt structure. Meanwhile, the company's interest-bearing gearing ratio fell to 26.61%, a decrease of 349 bps from the end of 2020, and further reduced the net gearing ratio to 93.84%.
 - (3) **Cash Flow:** The company strictly applies budget management systems, which realizes a total consolidated sales of RMB85.6bn (consolidated + joint ventures), with an average collection rate of 84.51%. Moreover, the operating net cash inflow of RMB7.99bn continues to be optimistic. At the end of the period, the company's cash position remained stable, with cash of RMB40.37bn, covering the short-term interest-bearing liabilities of RMB 26.38 bn entirely and the short-term debt ratio was 1.53.

Hot Selling Property



Yango Xi Shan Yue 阳光城溪山悦 (长沙)

Yango · Xishanyue is located in the west of Meixi Lake, close to the city's arterial road. The project plans to build affiliated kindergartens and elementary schools, an internal lake of approximately 8,000m², upmarket private clubs over 1,000m², and a central garden of over 40,000m². In addition, the community will cover about 50,000m², including several large-scale boutique stores, supermarkets, restaurants, cinemas, hotels and other comprehensive facilities.

Xishanyue applies "Green Wise Home" strategy to build high-rise residential buildings with a construction area of about 95-135m², to create intelligent, liveable and convenient residential environment.

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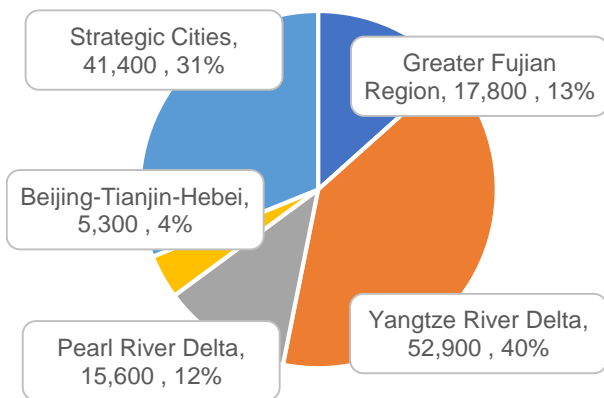
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Contracted Sales Update

From January to August of 2021, the company realized a total contracted sales amount of RMB132.9bn, a contracted sales area of 8.24mn sqm, and an average sales price of RMB16,128.88 per sqm.

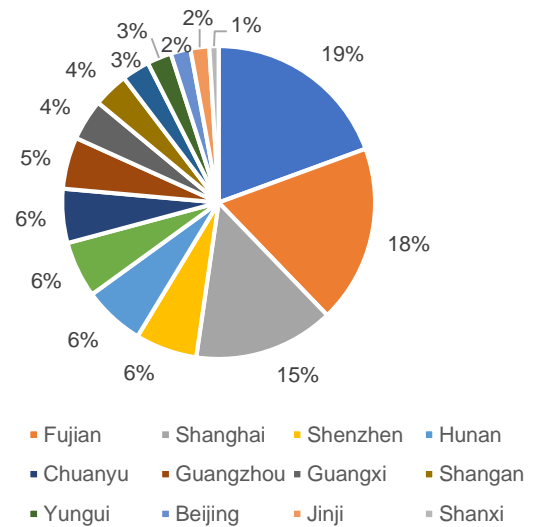
Total Contracted Sales

Breakdown by Region (RMBm/%)



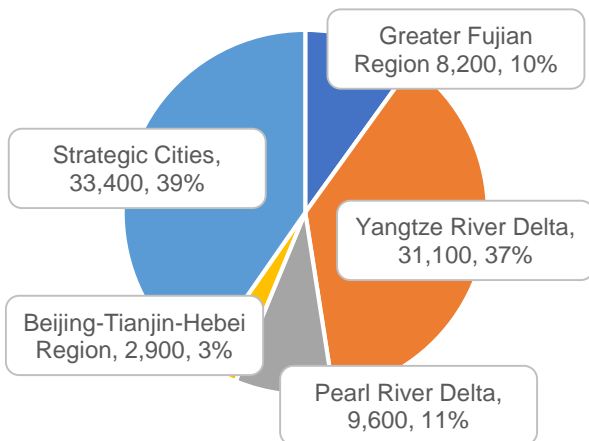
Total Contracted Sales

Breakdown by City (%)



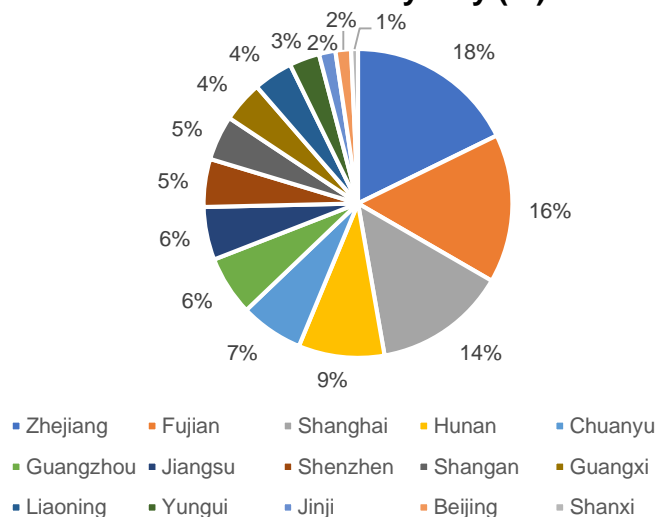
Attributable Contracted Sales

Breakdown by Region (RMBm/%)



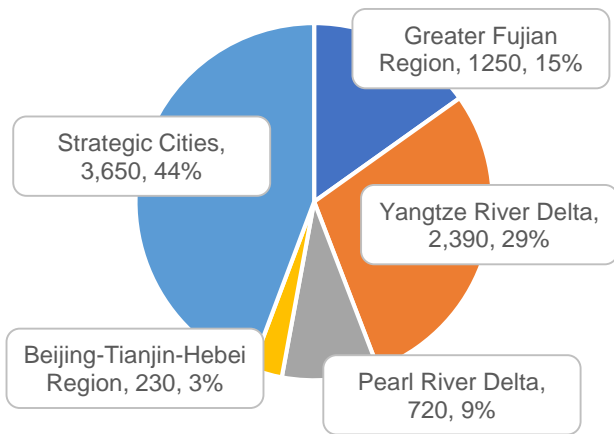
Attributable Contracted Sales

Breakdown by City (%)

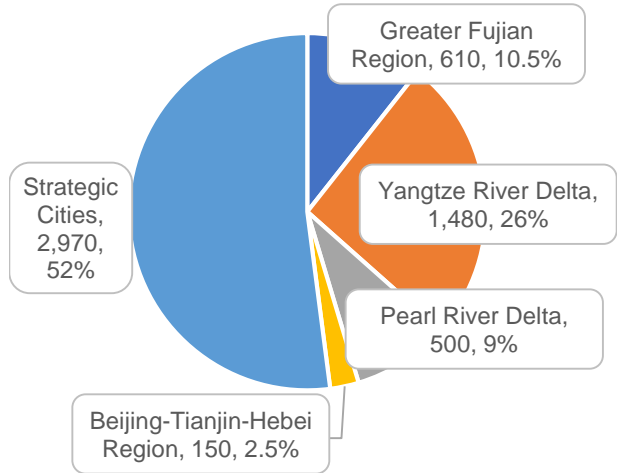


Contracted Sales Update

Breakdown by Region ('000 sqm/%)



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



As of 31st of August in 2021, TOP 10 regions contracted sales amounted RMB119.2bn, accounting for 89.65% of total contracted sales.

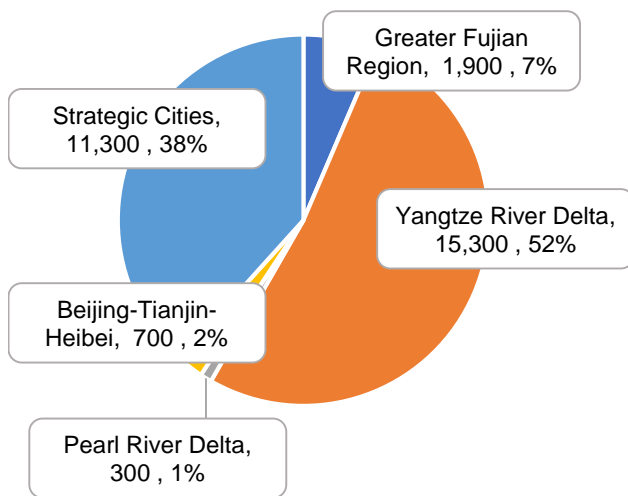
Regional Company	Total Contracted Sales (RMBm)	Total GFC Sold ('000sqm)	ASP (RMB/sqm)
Zhejiang	25,802	1,295	19,917
Fujian	24,431	1,729	14,133
Shanghai	19,273	951	20,270
Shenzhen	8,479	384	22,059
Hunan	8,422	766	10,999
Jiangsu	7,732	314	24,588
Chuanyu	7,430	537	13,827
Guangzhou	7,103	336	21,156
Guangxi	5,647	567	9,960
Shangan	4,839	492	9,843
Total	119,158	7,371	16,165

Land Acquisition Update

From January to August 2021, the total and equity consideration for the newly acquired land amounted to RMB29.51bn and RMB19.70bn respectively, with a capacity building area of 5.54mn sqm, where the average cost of land is RMB 5,323 per sqm.

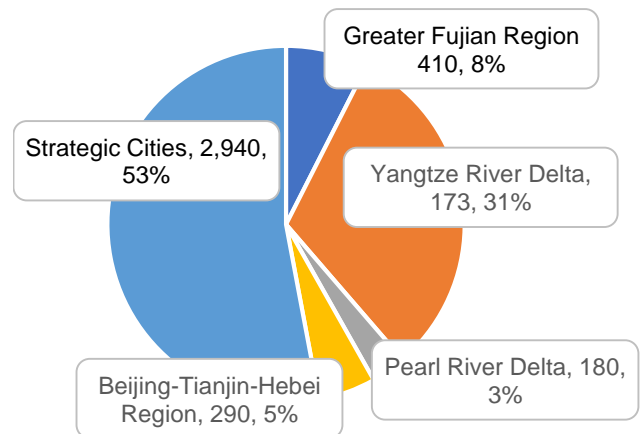
Attributable land cost

Breakdown by Region (RMBm/%)



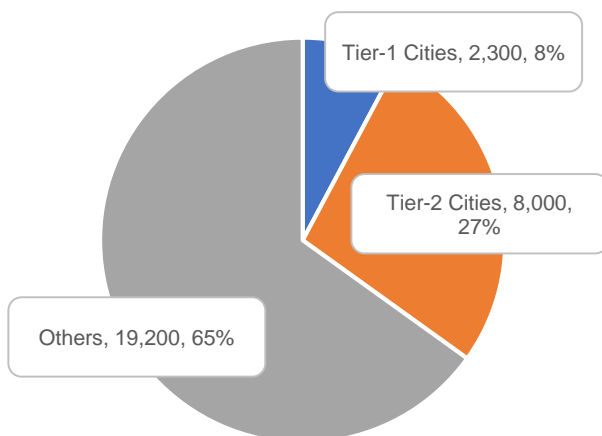
GFA Acquired

Breakdown by Region ('000sqm/%)



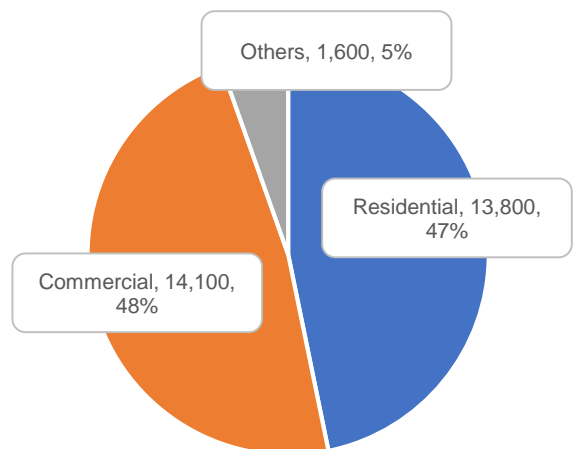
Attributable Land Cost

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.	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
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	May	Hangzhou	49%	1578	773	61.1	146.7	10,759	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	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
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

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.	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
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
M&A	Jul.	Jinhua	100%	6,145	6,145	352.4	856.5	7,175	Residential
M&A	Aug.	Guangzhou	64%	320	203	33.6	175	1,827	Residential & Commercial
	Total			29,509	19,699	2,332	5,544	5,323	