

2021
Corporate Monthly Newsletter
July

contracted sales grew by 53% year on year to RMB157.03 billion in the first 7 months of 2021, achieved ~60% of its RMB 265.00 billion full year sales target

- ◆ In July 2021, the Group achieved contracted sales of approx. RMB20.88 billion, representing a YoY decrease of approx. 5% (compared to July 2020). Contracted GFA amounted to approx. 1,006,100 sq.m. and contracted ASP (excluding carparks and storage rooms) was approx. RMB22,300 / sq.m. in July 2021.
- ◆ From January to July, the Group achieved contracted sales of approx. RMB157.03 billion, representing a YoY increase of approx. 53%. Contracted GFA amounted to approx. 8,979,400 sq.m.. Contracted ASP (excluding carparks and storage rooms) was approx. RMB17,800 / sq.m. during the period from January to July 2021.

Land Acquisition

- ◆ In July 2021, the Group completed the following land acquisitions:

City	Project	Equity Interest	Intended Primary Use	Site Area (sq.m.)	Total Planned GFA (Excl. Carpark) (sq.m.)	Attributable Consideration (RMB)	Average Land Cost (Excl. Carpark) (RMB/sq.m.)
Guangzhou	Baiyun District, Zhongluotan (green space) Project	51%	Residential	65,400	163,600	1,241,400,000	14,878
Huizhou	Boluo County, Yuanzhou Town, Xinwangda project	51%	Residential, ground-level shops	51,100	194,100	277,890,000	2,807
Zhuzhou	Shifeng District, (2021) Zhuzhou Huiyi Xiangjianghui Cooperation Project	51%	Residential, ground-level shops	39,900	119,600	118,170,000	1,937
Wuhan	Dongxihu District, 045 Garden Expo North Project	50%	Residential	44,100	130,000	888,650,000	13,672
Huizhou	Huicheng District, Xiaojinkou, TC04-03-04 Project	40%	Residential, ground-level shops	27,300	81,900	242,800,000	7,411

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City	Project	Equity Interest	Intended Primary Use	Site Area (sq.m.)	Total Planned GFA (Excl. Carpark) (sq.m.)	Attributable Consideration (RMB)	Average Land Cost (Excl. Carpark) (RMB/sq.m.)
Dongguan	Shijie Town, north of Mingzhu Road and west of Jinxing Road Project	40%	Residential, ground-level shops	26,100	78,400	374,090,000	11,929
Changsha	Liuyang City, (2021) Liuyang Huiyi Homeland Cooperation Project	34%	Residential, ground-level shops	111,100	277,800	51,000,000	540

Company news

- ◆ In July 2021, CIFI Holdings (Group) Co., Ltd. (hereinafter referred to as : @@ stock code: 884.HK) major shareholders C Family increased their shareholdings again, 不 by purchasing over 26.0 million : @@ shares in total. In addition, Executive Director and CFO, Mr. Yang Xin and his spouse purchased 1.0 million shares. Since the beginning of the year, the C Family and the individual members have cumulatively purchased over 36.0 million : @@ shares. At the end of July, they received over 93.0 million shares by scrip dividend. The increase in shareholdings and the execution of scrip dividends convey their strong confidence in CIFI's long-term development.
- ◆ On 20 July 2021, CIFI Holdings completed public issuance of the second batch of domestic bonds with an issuance size of RMB3,000 million, at a coupon rate of 4.2% per year, and a maturity of 5 years back X . The domestic corporate bond issuance price is the lowest since 2021 for a private real estate developer with the same maturity and issuance size. The total amount of the subscription was RMB4,790 million with 1.6 times over-subscribed. Among them, non-bank institutions actively subscribed, and the final coupon rate was 4.2%.

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Company news

- ◆ Century One Mile is a project jointly developed by Ronshine and CIFI. It is located in Qibao Town, Minhang District, Shanghai, with a total gross floor area (GFA) of approximately 82,000 sq.m.. The walking distance between the project and the Hongxin Road Station of Metro Line 12 is 400 meters and is also near the entrance of the outer ring which is convenient for self-driving travel. It is surrounded by high-quality supporting facilities, including Qibao Vanke Plaza and MixC. Besides, it is near Minhang Sports Park, Shanghai's first urban sports park covering an area of 84 hectares. Century One Mile is awarded as the first ultra-low energy consumption residential project in Shanghai. It is estimated that power consumption in the building will be reduced by more than 50% and would save RMB 1,500 in electricity expenses per 100 square meters per year for each household. The project also received an extra 3% GFA concession for its green feature from the government. Century One Mile was first launched in mid of July and all of the 364 units in Phase One were sold out within a day with contracted sales of approximately RMB3,280 million.



Shanghai Century One Mile

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Company news

- ◆ On 30 July 2021, Powerlong CIFI Plaza which locates in Yangpu District, Shanghai, had a grand opening launch. The project owns 118 retail units and 5A Grade A office building with a gross floor area (GFA) of 42,000 sq.m. and 100,000 sq.m respectively. The walking distance between Powerlong CIFI Plaza and the Longchang Road Station of Metro Line 12 is 350 meters only and is near Fudan Software Park. The opening with 100% occupancy rate is a strong vote of confidence from brands and retailers in CIFI Commercial. At present, CIFI has more than 30 commercial projects under planning with a total GFA of over 2.78 million sq.m., in which over 700,000 sq.m. are located in first-tier cities and some of the projects in Shanghai, Chengdu and Hefei will commence operations by the end of this year.



Shanghai Powerlong : @@ X X

(End)

Disclaimer:

All information contained in this newsletter is meant for your own reference only, and is not intended to, nor should it, constitute any investment advice. Any information contained in this newsletter, including those relating to contracted sales or land bank of CIFI Holdings (Group) Co. Ltd. (the : X may be subject to change as a result of changes in our development, sales and investment processes and June not be consistently reflected in our financial reports. The Company expressly disclaims any liability for any of your loss or damage howsoever arising from or in reliance upon the contents of this newsletter.

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