

Business Update

Jingrui Holdings' profitability improved significantly in the first half of the year

On August 31st, Jingrui announced its results for the first half of the year. While the sales scale reached a record high, Jingrui's profitability fully recovered in the period. Gross profit reached RMB589 million, representing an increase of nearly 60% year-on-year, and net profit was RMB300 million. Gross profit margin increased from 13.2% in the corresponding period last year to 27.2% in the first half of this year, and the net profit margin increased to 14%. In the first half of this year, Jingrui's contracted sales reached RMB9.53 billion, an increase of 49.8% Y-o-Y, with the contracted sales in Hangzhou and Ningbo both exceeding RMB1 billion. The proportion of contracted sales from first- and second-tier cities has been increasing over time, reaching 96% in the first half of 2018.

Jingrui Holdings' Yan Capital established the first private equity fund of real estate development

Jingrui Holdings' Yan Capital and Shanghai Trust jointly launched their first private equity fund of real estate development on August 30th. The fund has an AUM of RMB369.38 million and the investment was completed on the same day. The underlying asset was Taizhou Jingrui Maple House Project. Yan Capital and Shangxin Kunpu are joint fund managers, and the trust plan issued by Shanghai Trust will serve as the single limited partner to invest in the fund. With the deep understanding of China's property market and expertise in real estate development and asset management, Yan Capital, Jingrui Properties, Shanghai Trust and Shangxin Kunpu worked closely to establish the fund. The fund also complies with China's "de-leveraging" trend in the financial sector.

Stock Information

Stock Code	1862.HK
Closing Price	HK\$2.63
52-Week Stock Price Range	HK\$1.47 – HK\$5.10
Market Cap	HK\$3.73 billion
Issued Shares	1.42 billion
Date of Listing	Oct 31, 2013

Source: Bloomberg, As of August 31, 2018

Results Highlight

2018 Interim

Revenue	RMB2.16 billion
Gross Profit	RMB590 million
Net Profit	RMB300 million
Net Asset _(as of 30, Jun)	RMB6.14 billion
Dividend	N/A

Contracted Sales	RMB9.53 billion
Contracted ASP	RMB26,028/sq.m.

Contact us

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Yan Capital Announced its Exit from “Tianyou No.1” Private Equity Fund

Jingrui Holdings’s Yan Capital and Lord Fund announced the completed transaction and their exit from “Tianyou No.1” private equity fund in late August. The fund was jointly launched by the two parties and it’s the first fund that Yan Capital has left since its establishment. The fund was established in 2017 with an AUM of RMB210 million. It is a city renewal fund designed to acquire and operate value-added property assets in first-tier cities. The invested projects include Shanghai Jingrui Shenxin Building and Zhangjiang Keyuan Building. The successful exit of the “Tianyou No.1” fund not only brings excellent returns to investors, but also enriches Yan Capital’s practical experience in value-added fund management. In the future, Yan Capital will focus on the new opportunities brought by China’s urbanization process for real estate equity funds, creating greater value for investors.

Yan Capital and Lord Fund invest in Xianshuigu Project in Tianjin

On August 21st, the “Yan-Lord Advantage Private Equity Investment Fund”, jointly launched by Jingrui Holdings’ Yan Capital and Lord Fund, completed the investment in Xianshuigu Project, which is located in Jinnan District, Tianjin. Yan Capital and Lord Fund will serve as joint managers. Jingrui Property will develop and operate the project with a large state-owned enterprise. With a GFA of nearly 200,000 sq.m., the project will be developed into a comfortable and quality residential community, including a renovated high-rise and bungalows. Tianjin has a solid and stable real estate market because of continuous regulations and controls in China. In the past year, the population growth of Tianjin was the highest in China. The project is in a great location and has good supporting facilities, with the floor price 45% lower than others in the region. This project is another excellent investment case to prove Yan Capital’s solid market research and ability to select high-quality projects, with minimum risk exposure and maximum return under the current market environment.



Design project Hangzhou Jingrui Flange Park won “Red Dot Award: Product Design 2018”

The interior design brand INNEST won the “Red Dot Award: Product Design 2018” for its design project Hangzhou Jingrui Flange Park. The 2018 Red Dot Award received more than 8,051 entries from 50 countries. The award is one of the oldest and most prestigious in the world.



Unaudited Operating Statistics for August 2018

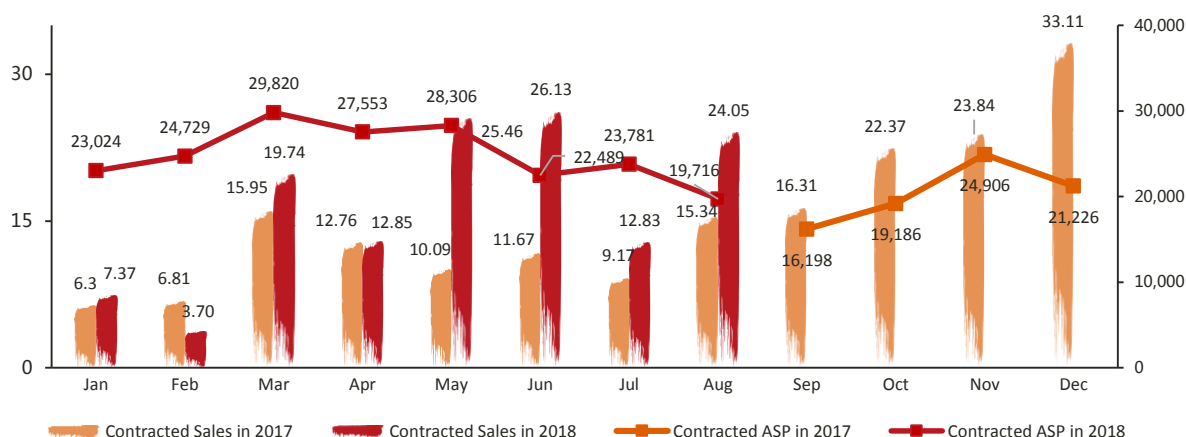
Contracted Sales

Jingrui's aggregated contracted sales (including contracted sales by joint ventures and associates) for August 2018 was appr. RMB2.41 billion, up 56.8% Y-o-Y. The Company's contracted GFA was appr. 122,009 sq.m. The Company's contracted ASP was appr. RMB19,716 per sq.m. For the eight months ended August 31, 2018, the Company's aggregated contracted sales (including contracted sales by joint ventures and associates) was appr. RMB13.21 billion, up 50% Y-o-Y. The contracted GFA was appr. 541,894 sq.m. and the contracted ASP was appr. RMB24,383 per sq.m.

Monthly Contracted Sales (Jan 2017 – August 2018)

Contracted Sales
(RMB'00 million)

Contracted ASP
(RMB/sq.m.)



About Jingrui

Founded in Shanghai in 1993, Jingrui Holdings Limited is one of the leading regional residential property developers in the Yangtze River Delta region of China. In 2017, Jingrui tapped into Beijing and Wuhan markets, extending its strategic footprints to four municipalities and 18 cities nationwide. Jingrui believes in reform and innovation, and the Company continuously optimizes its development and adjusts its strategic blueprint. The Company initially completed its strategic transition and upgrade based on the dual-driver model of "light assets" and "customers' insight" in 2016. The model highlights the Company's value design capability with "customer insights" at its core, along with a fund operation mode. At present, Jingrui has built up a comprehensive platform with five businesses: Jingrui Properties, Yan Capital, Co-Fortune Capital, office premises business and apartments platform. By focusing on a refined asset-light operation, Jingrui can penetrate the entire industry chain, which pushes the Company to transform itself from a traditional residential developer into an asset management service provider.

For further information, please visit <http://www.jingruis.com>.

Disclaimer

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