

Unaudited operating data for July 2021:

Stock Information

Stock Code	1862.HK
Closing Price	HK\$2.63
52-week Price Range	HK\$1.96–2.64
Market Cap	HK\$4.048 billion
Issued Shares	1.539 billion
Date of Listing	31 October 2013

Source: HKEX as of 31 July 2021

Result Highlights

The year of 2020

Revenue	RMB12.782 billion
Gross Profit	RMB2.504 billion
Net Profit	RMB1.274 billion
Total Assets <small>(As of 31 December 2020)</small>	RMB68.319 billion

1H21

Contracted Sales	RMB18.735 billion
Contracted ASP	RMB19,327/sq.m.

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Jingrui Further Repurchased Aggregated Amount of US\$19.7m in Relation to the Senior Notes Due 2021

On 2 July, Jingrui Holdings announced that the Company has spent a total of US\$19.7 million to repurchase US\$200 million of senior notes due 2021 with an interest rate of 10.875%. The repurchased bills will be cancelled. Up to the date of the announcement, the aggregate redemptions under the senior notes is below 10% of the principal amount of the senior notes. Upon completion of the cancellation, the principal amount of the senior notes remaining outstanding will be US\$180,300,000, representing 90.15% of the initial principal amount of the senior notes.

Achieve Best Operation in the Rest 173 Days in 2021 Jingrui Holdings Successfully Held 2021 Interim Operators Conference

On July 11, 2021, Jingrui Holdings 2021 Interim Operators Conference kicked off. More than 100 operators from the headquarters and five major sectors attended the conference. Chen Chao, Co-chairman and Chief Executive Officer of Jingrui Holdings, presented a comprehensive review of the operations of Jingrui Holdings in H1 with data, and put forward the operation focus and target for H2. At the conference, 11 Jingrui operators shared their operation results and experience, as well as their operation objectives and views.



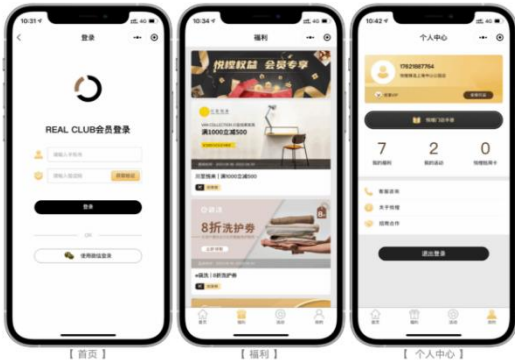
H2 is a key period for Jingrui Holdings. Yan Hao, Joint Chairman and President of the Company, delivered a keynote speech titled *Stay Focused, Be Brave and Unstoppable*, has inspired all operators in the house. Mr. Yan said that the changes of times and the trends of industry are pushing real estate companies to gain development on the basis of the stability of their main business.

At present, Jingrui focuses on three major tracks, and has met the need for sustainable development in the future. In the critical period of the Company's development, we should consolidate business foundation and enhance management skills to constantly improve the quality of operation, and boost the healthy development of business. Operators need to set higher goals and exert the utmost efforts to yield business performance that beyond expectations.



Long-term Rental Apartment Meets Service Upgrade Jingrui Launched REAL CLUB Member System for Joyride Apartment

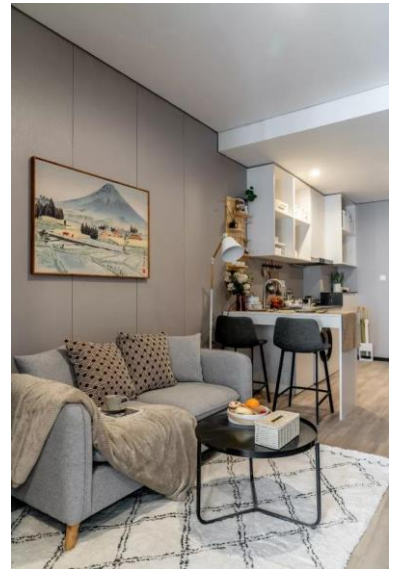
Jingrui launched REAL CLUB member system for Joyride Apartment on July 5. The system marks a new upgrade of user service with the basis of user demand survey and data analysis, and successfully expands the service boundary of serviced apartments, creating a better renting experience for tenants. According to the demand features and behavioral preferences of middle and high-end tenants, Jingrui divided tenants into two segmentations and seven subcategories. In this regard, the REAL CLUB system can provide exclusive products and services to customers timely based on their different demands.



The exclusive services of the first phase mainly focus on online rights and interests, transportation and travel, special catering, life services and leisure entertainment. By partnering with well-known brands in five fields, Jingrui REAL CLUB launched discount coupons, experience coupons, money-off coupons, featured activities to embody customized services for customers with more value-added catering, clothing, housing and travel experience.

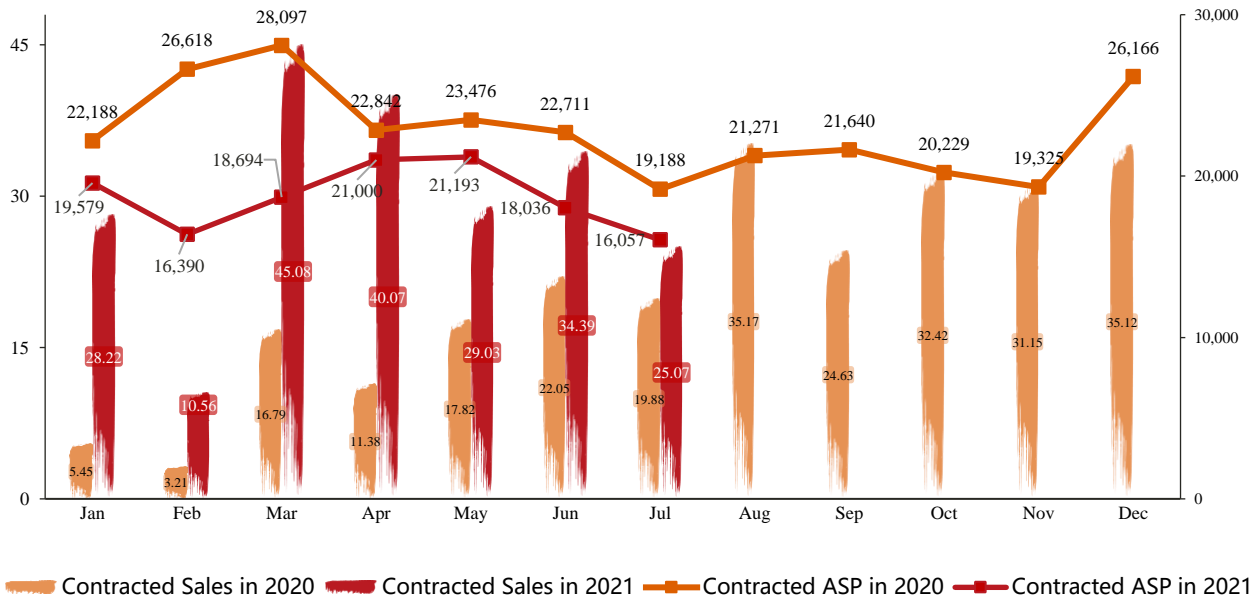
The launch of Jingrui REAL CLUB member system is one of Joyride Apartment's actions to shape its operation capacity. This is a deep integration of renting and living, which reduces the decision cost of tenants in their daily life, and enables the tenants to enjoy their life in Joyride Apartment. This is also the best value that middle and high-end long-term rental apartments can create for tenants.

In addition, Jingrui REAL CLUB member system will furtherly help establish a foundation for sorting out customer profiles. Based on the frequency of bonus used by members, the system will grasp customer preferences and play an important role in building more services and products in line with customers' needs.



Monthly Contracted Sales (January 2020 – July 2021)

 Contracted sales
 (RMB100 million)

 Contracted ASP
 (RMB/sq.m.)

About

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 2020, Jingrui tapped into Chengdu, Hefei and Nanchang markets, extending its strategic footprint to 22 cities nationwide, including four municipalities. Jingrui believes in reform and innovation. And the Company continuously optimises its development and adjusts its strategic blueprint. The Company initially completed its strategic transition and upgrading driven by "customers' insight" and "light assets" in 2016, highlighting the Company's value design capability with "customer insights" as its core, along with a fund operation model. In 2021, Jingrui ranked 51th in "Top 100 China Real Estate Companies" and was awarded "Top 10 Financing Capability" and "Top 10 Operating Efficiency". At present, Jingrui has built a comprehensive platform with five businesses, namely: Yan Capital Management, Jingrui Properties, Jingrui Capital, Jingrui Service, and Co-Fortune Capital. By focusing on refined asset-light operations, 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>.

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