

Summary Highlights in September of Jingrui Holdings

Unaudited Operating data:

	Contracted sales (RMB100 million) (YoY Growth)	Contracted GFA Sold (sq.m)	ASP (RMB/square meter)
September	18.05	98,770	18,275
January - September	243.28 (+56%)	1,282,835	18,964

Jingrui Successfully Issues USD165 Million 12.0% Green Senior Notes due 2024

On September 28, Jingrui Holdings successfully issued USD165 million 12.0% green senior notes. The listing and trading permit of which have entered into force from September 28, 2021 and will due on January 28, 2024.

S&P Global has assigned a long-term debt rating of "B-" to the notes. This indicated that the Company had a cash balance of RMB14.2 billion as at the end of June, which will be sufficient to cover the short-term debts of RMB8.5 billion, including two bonds totaling USD385 million and falling due in October 2021 and March 2022, respectively. The stable rating outlook reflected that the Company would maintain prudent financial management and moderate growth in the next 12 to 24 months.



Meanwhile, S&P Global has assessed our Green Financing Framework, which is fully aligned with the Principles, and stated that "Jingrui has developed a green financing framework to raise funds that will directly contribute to its objectives of constructing and managing properties that have a positive environmental impact and comply with the environmentally friendly development goals". Hong Kong Quality Assurance Agency (HKQAA) also issued a green bond certificate in recognition of Jingrui Holdings' fulfilment in the Green Finance Certification Scheme.

Stock Information

Stock Code	1862.HK
Closing Price	HK\$2.33
52-week Price Range	HK\$2.00–2.70
Market Cap	HK\$3.589 billion
Issued Shares	1.539 billion
Date of Listing	31 October 2013

Source: HKEX as of 30 September 2021

Result Highlights

1H21

Revenue	RMB5.1 billion
Gross Profit	RMB1.227 billion
Net Profit	RMB366 million
Total Assets <i>(As of 30 June, 2021)</i>	RMB66.752 billion

1H21

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

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Mr. Yan Hao Increases 468,000 Shares in Jingrui Holdings

On September 21, Mr. Yan Hao, Co-chairman and CEO of Jingrui Holdings, increased 468,000 shares in the Company at an average price of HKD2.1362 per share, involving approximately HKD999,700. Mr. Yan Hao's latest holdings are 649,476,613 shares, amounting the shareholding from 42.18% to 42.21%.

In the Name of "Urban Renewal", Jingrui Holdings' First Complex Project "Maglink" Embraces a Grand Opening

On September 30, Maglink, the new complex landmark in Pudong New District of Shanghai, had a grand opening.

Management from Jingrui Capital Win-Win Asset, Shanghai Construction Group, Shanghai AJ Trust and Lujiazui Administration Bureau, as well as many famous media outlets attended the opening ceremony. Mr. Geng Junfeng, partner and assistant president of Jingrui Holdings and president of Jingrui Capital, delivered the opening speech amid the warm applause of the guests.



"The reborn and reconstructed of Maglink is a masterpiece of concerted efforts and cooperation from all shareholders, government, partners, it is also a gift presented by Jingrui Holdings in the name of 'urban renewal' to Pudong New District as a new landmark of future commercial real estate", said Mr. Geng Junfeng in his speech.

"Overlapping stones, surrounding green, flowing water, drifting clouds and skydomes" are the five aesthetic elements utilized in Maglink, in a bid to present an extraordinary encounter between vision and space and provide a smart, lightweight space experience.



The renovated Shanghai Maglink Project covers a total building area of approximately 110,000 square meters, adjacent to 135 communities and 29 office buildings, and offers services to attendees of more than 160 exhibitions at the Pudong New International Expo Center throughout the year. Targeted at the different customer groups and a daily flow of 120,000 passengers, Shanghai Maglink Project has transformed the property with single function as hotels and supporting facilities previously into a diversified business format that integrates office buildings, commerce and hotels, booting the interaction.

Jingrui Properties Awarded "2021 Top 500 Property Service Companies of China in Comprehensive Strength" and "2021 Leading Companies of China in Residential Property Service"

The 2021 Property Service Companies Comprehensive Strength Research Results Release was held in Chengdu on September 23. Jingrui Property ranked 67th in the "2021 Top 500 Property Companies of China in Comprehensive Strength" and won "2021 Leading Companies of China in Residential Property Service".



With the rapid process of marketization, the business scale of Jingrui Properties has gradually expanded. With the guidance of "relying on Shanghai, deeply developing in the Yangtze River Delta and then covering the whole China", it has established companies in 50 cities in Tianjin, Chongqing, Zhejiang, Jiangsu, Hunan and Hefei and other regions to undertake various property services including commercial squares, parks, government office buildings, villas and high-end apartments, with the contracted GFA exceeding 40 million square meters.

Jingrui Properties Wins the "2021 Top 10 Brand of Yangtze River Delta Urban Cluster China Real Estate Companies"

On September 15, 2021, the "2021 China Real Estate Brand Value Research Results Release and 18th China Real Estate Brand Development Summit", hosted by China Enterprise Evaluation Association, Institute of Real Estate of Tsinghua University and Beijing China Index Academy and undertaken by China Real Estate TOP 10 Research Group of Beijing China Index Academy, was held in Beijing.

The 2021 list of outstanding brand companies in China's real estate and services was unveiled at the conference. In this brand value research, Jingrui Property won the "2021 Top 10 Brand of Yangtze River Delta Urban Cluster China Real Estate Companies" owing to its excellent insight into customer needs and remarkable product customization services.



Jingrui Property Makes the List of "2021 Performance of Outstanding Real Estate Companies"



"2021 Performance of Outstanding Real Estate Companies" was grandly released at the "2021 Boao Real Estate Forum" that took place in Hainan on September 16. This award was designed to provide a professional, powerful and influential industry platform for enterprises and real estate personnel playing an exemplary role to witness the development of the industry and build up enterprise strength. Jingrui Property made the list of "2021 Performance of Outstanding Real Estate Companies". In the past year, Jingrui Property led the industry's annual influence enterprise benchmark with its performance and thus ranked among the "2021 Top 30 Real Estate Enterprises with Investment Value" of "2021 Performance of Outstanding Real Estate Companies".

Jingrui Properties makes in-depth development in the pillar business of real estate and focuses on the three business segments of real estate development, capital and services. Jingrui Properties is always upholding the value of "customer-oriented", researching market trends, gaining a profound insight into customers' real living needs, and striving to create value for customers, so as to achieve the idea of "defining life for love".

Jingrui Holdings Wins "Certificate of Excellence" at the HKIRA 7th Investor Relations Awards

The winner list of the "2021 HKIRA 7th Investor Relations Awards" hosted by the Hong Kong Investor Relations Association (HKIRA) was unveiled on September 14. Jingrui Holdings won the "Certificate of Excellence" in recognition of its achievements in investor relations.

The HKIRA 7th Investor Relations Awards aim to encourage, recognize and reward the excellence in investor relations practices by individuals and companies listed in Hong Kong Stock Exchange.

The award shows the industry in Hong Kong recognizes Jingrui has attached great importance to investor relations work and continuously make progress.





Yan Capital Management Wins Numerous Honors and Awards

- **"2021 China Real Estate Fund Outstanding Brand Company"**

On September 15, the "2021 Chinese Real Estate Brand Value Research Results Release and 18th Chinese Real Estate Brand Development Summit" was grandly held in Beijing. The list of 2021 China Real Estate Fund Outstanding Brand Companies was unveiled at the conference and Yan Capital Management was awarded the "2021 China Real Estate Fund Outstanding Brand Company".



- **"Top 3 Outstanding Private Equity Real Estate Funds of Real Estate Equity Investment - Jiefu Award"**

The "5th Annual Conference on Real Estate Equity Investment and Asset Management" hosted by Caishi was rounded off in Shanghai on September 15.

The "Jiefu Award" aims to commend institutions and individuals with outstanding achievements in the field of real estate equity funds by evaluating shortlisted companies from the perspectives of scale, profitability, growth and product innovativeness. Thanks to its comprehensive strength of fund management in the real estate investment field and prominent achievements, Yan Capital Management ranked among the "Top 3 Outstanding Private Equity Real Estate Funds".



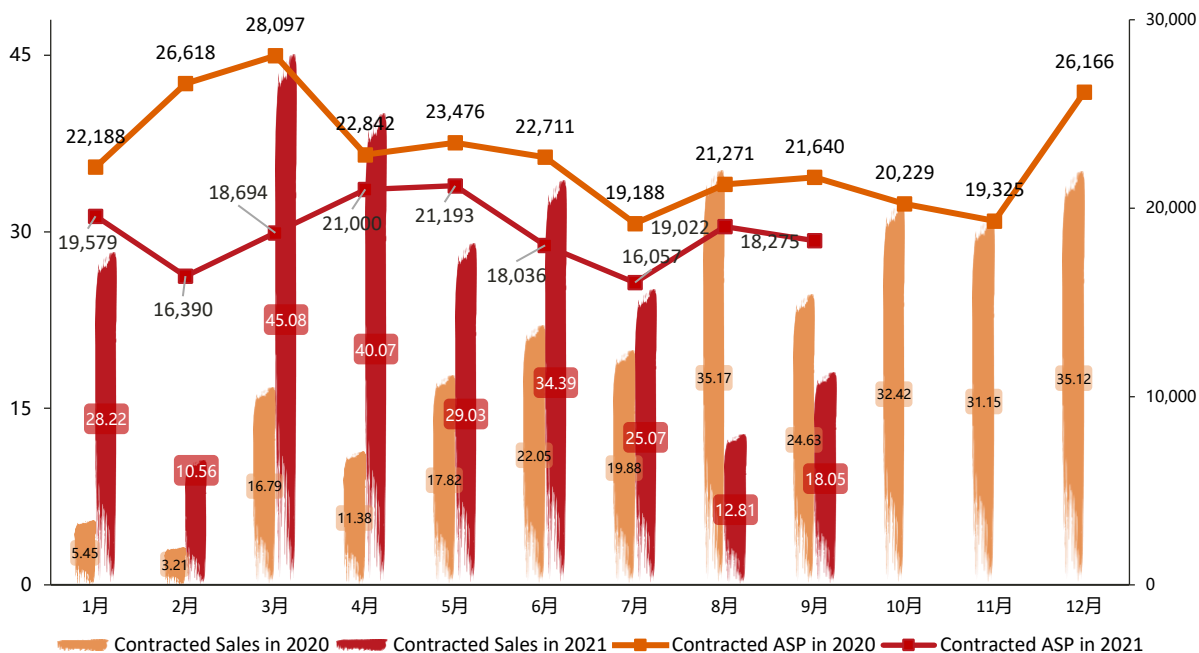
- **"Top 10 Influential Real Estate Equity Investment Institutions in 2021"**

"Influence Index - 2021 Performance of Outstanding Real Estate Companies" was held on September 16 and Yan Capital Management was among the annual impact list of "Performance of Outstanding Real Estate Companies". In the past year, Yan Capital Management led the industry's annual influence enterprise benchmark with its performance and thus ranked among the "Top 10 Influential Real Estate Equity Investment Institutions in 2021".

The many awards received by Yan Capital Management show the capital market's confidence in the Company's long-term development. As an outstanding brand enterprise of real estate funds, Yan Capital Management will continue to increase its size and achieve long-term fund investment growth.

Monthly Contracted Sales (January 2020 – September 2021)

 Contracted sales
 (RMB100 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. As at June 30, 2021, Jingrui has established a presence in four municipalities directly under the central government and 23 cities. With winning market opportunities through reform and innovation as its central task, Jingrui continuously optimizes its development concept and adjusts its strategic blueprint in due time, and has initially completed its strategic transition and upgrade based on the dual-driver model of "customer insights" and "asset-light operation" in 2016. This model facilitates the Company's scale growth by highlighting the value design capability with "customer insights" as the core and the asset-light operation mode of fund operation. In 2021, Jingrui Holdings ranked 51th among the Top 100 Real Estate Enterprises in China, among the Top 10 in "Financing Capacity" and Top 10 in "Operational Efficiency". At present, Jingrui Holdings has formed a comprehensive platform covering five businesses: Yan Capital Management, Jingrui Properties, Jingrui Capital, Jingrui Service and Co-Fortune Capital. By focusing on the asset-light, refined and operation-oriented strategy, Jingrui can cover the upstream and downstream industrial chain of real estate and push itself to transform from a conventional developer into an asset management service provider. For more details, please visit <http://www.jingruis.com>.

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