



CIFI Group Announces 2021 Annual Results

Recognised revenue increased by 50.2% to RMB107.8 billion

Achieved contracted sales of RMB247.3 billion, representing an increase of 7.1% with over 95% cash collection ratio from property sales

Met all three red lines and entered greenzone by the end of 2021

Both net debt-to-equity ratio and weighted average cost of indebtedness decreased with abundant cash on hand of RMB46.7 billion

Results Highlights:

Solid and sustained financial performance

- Contracted sales increased by 7.1% to RMB247.3 billion. Cash collection from property sales amounted to RMB240.3 billion with cash collection ratio of over 95%. Contracted sales scaled new heights to maintain healthy cash flow.
- Recognised revenue increased by 50.2% to RMB107.8 billion. Profit for the year increased by 3.6% to RMB12.3 billion. Core net profit to equity owners of the Company amounted to RMB7.284 billion.
- Lease and other income increased significantly by 74% year-on-year. Opened 6 new commercial buildings with an occupancy rate of more than 97%.
- Core return on average equity (ROE) maintained at high level of 18.7%.

Declared dividends for ten consecutive years since IPO

- Total full-year dividend payment in 2021 included both cash dividend and bonus shares. Dividend payout ratio maintained at approximately 35%. Proposed final cash dividend was RMB5.7 cents or equivalent to HK \$7 cents per share. Total cash dividend for the full-year of 2021 amounted to RMB15.7 cents or equivalent to HK \$19 cents per share. At the same time, the Company recommended bonus shares on the basis of 4 bonus shares for every 100 existing shares.
- Achieved sustainable earnings growth since IPO, with accumulated dividends of HK\$2.03 per share, which equal to 153% of IPO price.

Met all three red lines entered greenzone by the end of 2021

- Net debt-to-equity ratio decreased by 1.2 percentage points to 62.8% compared with that as year-ended 2020.
- Cash to short-term debt ratio was 2.6 times, while debt to asset ratio (excl. contract liabilities) was 69.7%.
- Abundant cash on hand of RMB46.7 billion. Weighted average cost of indebtedness decreased by 0.4 percentage point to 5.0%.

Maintained stable credit ratings by credit agencies with abundant strategic credit supports

- Standard & Poor, Moody's and Fitch maintained the Company's credit ratings at "BB" (with "Stable" outlook), "Ba2" (with "Stable" outlook) and "BB" (with "Stable" outlook) respectively. Lianhe Global maintained the Company's credit rating at "BBB-" (with "Stable" outlook).
- China Chengxin Credit Rating, United Ratings and China Lianhe Credit Rating, each assigned "AAA" onshore credit ratings to the Company and CIFI PRC.
- Gained trust and support from major banks with abundant credit facilities and maintained stable credit facilities of over RMB200 billion year-on-year.

Financial Summary:

	For the year ended 31 Dec		YoY Growth
	2021	2020	
Contracted sales			
Contracted sales (RMB' billion)	247.3	231.0	7.1%
Contracted GFA (sq.m.)	14,486,887	15,385,100	-5.8%
Contracted ASP (RMB/sq.m.)	17,067	15,000	13.8%
Key financial performance (RMB' million)			
Recognized revenue	107,835	71,799	50.2%
Gross profit	20,797	15,609	33.2%
Profit for the period attributable to equity owners	7,613	8,032	-5.2%
Core net profit attributable to equity owners	7,284	8,026	-9.2%
Core basic earnings per share, RMB cents	87	99	-12.1%
	As at 31 Dec 2021	As at 31 Dec 2020	
Key balance sheet data (RMB' million)			
Total assets	432,750	379,299	14.1%
Bank balances and cash	46,710	51,155	-8.7%
Total indebtedness	114,112	104,715	9.0%
Total equity	107,400	83,642	28.4%
Equity attributable to equity owners	41,990	36,052	16.5%
Net debt-to-equity ratio	62.8%	64.0%	-1.2 p.p.
Weighted average cost of indebtedness	5.0%	5.4%	-0.4 p.p.

Land bank (GFA, million sq.m.) at the end of year			
- Total	52.5	56.5	
- Attributable	28.4	30.8	
New land acquisition (GFA, million sq.m.) during the year			
- Total	11.7	13.1	
- Attributable	6.0	8.7	

(24 March 2022 – Hong Kong) **CIFI Holdings (Group) Co. Ltd** (“CIFI” or the “Group”, HKEX stock code: 884), a leading real estate developer engaged in property development and investment business mainly in the first-, second- and quality-third-tier cities in China, is pleased to announce its annual results for the year ended 31 December 2021.

Same as the corresponding period last year, the Group has recorded sales of RMB26.9 billion already for the first two months of 2022, maintaining the standard of the leading industry, and also a confirmation of the Group’s financial management, capital and operation. On 9 March 2022, the Company redeemed the full amount of domestic non-public bonds due in advance. At the same time, it further repurchased senior notes due, proactively managed debt and financial management, and took practical actions to deleverage and stabilize expectations.

In terms of credit ratings, CIFI has received tremendous support from most of the domestic and international financial institutions due to its honourable credit history over the years of operation, and has proactively maintained close communication with major international rating agencies. The current ratings and outlooks on the Company remain stable which reflects that the rating agencies endorsed CIFI’s sound liquidity, but also its ability to continuously obtain financing opportunities from the capital market and its excellent solvency ability.

In addition, on 17 February 2022, in the first round of centralized land supply in Beijing, the Group was the only private company to win land in the Beijing land auction. It reflected the Group’s capital strength and further highlighted its advantage in land resources. Benefiting from the Company’s good sales and marketing capacity, the CIFI’s cash flow is ensured and its solvency continuously enhanced. With abundant land reserve, the Group is capable of coping future industry fluctuations with ease.

- Cont’d -

Mr. Lin Zhong, Chairman and Executive Director of the Group said, “Looking forward, in 2022, CIFI will adhere to its long-term development strategy to achieve steady growth in operating results and further reduce total debt by improving operational efficiency, maintaining financial stability and balanced business and sustainable development. The Company has met all three red lines and entered greenzone by the end of 2021. In the future, CIFI will reorient from scale to efficiency, continue to deleverage, control risks and maintain low leverage. The Group will increase the production capacity of single city and project, improve organizational efficiency, enhance diversified investment in land acquisition and reduce land costs, so as to increase the Group’s operating profit.

- End -

About CIFI (Group):

Headquartered in Shanghai, CIFI is one of China’s top real estate developers. CIFI principally focuses on developing high-quality properties in first-, second-, and quality-third-tier cities in China. CIFI develops various types of properties, including residential, office and commercial complexes.

To learn more about the Company, please visit CIFI’s website at: <http://www.cifi.com.cn>

For more information, please contact:

iPR Ogilvy Ltd

Tina Law / Gary Li / Kelvin Tang

Tel: (852) 2136 6185

Email: cifi@iprogilvy.com