

2021

Corporate Monthly Newsletter

MAY

CIFI's contracted sales grew by 33% year on year to RMB26.90 billion in May 2021

- ◆ In May 2021, the Group achieved contracted sales of approx. RMB26.90 billion, representing a YoY increase of approx. 33% (compared to May 2020). Contracted GFA amounted to approx. 1,591,800 sq.m. and contracted ASP was approx. RMB16,900 / sq.m. in May 2021.
- ◆ From January to May, the Group achieved contracted sales of approx. RMB110.06 billion, representing a YoY increase of approx. 98%. Contracted GFA amounted to approx. 6,494,700 sq.m.. Contracted ASP was approx. RMB16,900 / sq.m. during the period from January to May 2021.

Land Acquisition

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

City	Project	Group's Equity Interest	Intended Primary Use	Site Area (sq.m.)	Total Planned GFA (Excl. Carpark) (sq.m.)	Group's Attributable Consideration (RMB)	Average Land Cost (Excl. Carpark) (RMB/sq.m.)
Tianjin	Dongli District, Xiaowangzhuang Project	100%	Residential	92,900	175,600	2,194,000,000	12,494
Huizhou	Huicheng District, Zhongkai Huihuan Xingneng Industrial Commercial and Residential Old Area Renovation Project	80%	Residential, Ground-Level Shops	23,800	83,300	364,570,000	5,471
Jinan	Lixia District, Grain Bureau Project	75%	Residential, Ground-Level Shops	50,200	162,900	900,160,000	7,368

2021

Corporate Monthly Newsletter

MAY

City	Project	Group's Equity Interest	Intended Primary Use	Site Area (sq.m.)	Total Planned GFA (Excl. Carpark) (sq.m.)	Group's Attributable Consideration (RMB)	Average Land Cost (Excl. Carpark) (RMB/sq.m.)
Chongqing	Shapingba District, Chongqing West Railway Station, TOD project in front square	66%	Office building, Commercial	84,000	190,000	400,750,000	3,196
Harbin	Nangang District, Oriental College, No.2021HT007 Project	50%	Residential, Ground-Level Shops	158,200	379,600	1,095,750,000	5,773
Suzhou	Wuzhong District, Xukou Town, Xujin Road West Project	50%	Residential, Ground-Level Shops	29,300	58,500	340,900,000	11,655
Nanjing	Luhe District, 2021G57 Getang Project	33%	Residential	56,200	123,600	478,500,000	11,731
Xi'an	Xixian New District, Qinhan New Town Zhouling, 157 acres Project	30%	Residential, Ground-Level Shops	105,100	210,300	218,910,000	3,470
Beijing	Miyun County, Tanying 6005 Project	22.5%	Residential	58,400	116,700	391,050,000	14,893

2021

Corporate Monthly Newsletter

MAY

Company News

- ◆ On 11 May 2021, CIFI Holdings (Group) Co. Ltd. (“CIFI Holdings”, stock code: 884), issued US\$500 million in aggregate green bonds (the “Green Bonds”) in two tranches in Hong Kong. The first tranche is of a tenor of 5.25 years with an issuance size of US\$350 million at coupon rate of 4.45%; the second tranche is of a tenor of 7 years with an issuance size of US\$150 million at coupon rate of 4.8%, marking the longest tenor of offshore bonds issued by CIFI. The Green Bonds saw strong demand from international investors, with over subscription of 9 times of the issuance size at the peak time. For the green bond with a tenor of 5.25 years, the investors consisted of 88% from Asia, 8% from Europe and 4% from North America. For the green bond with a tenor of 7 years, the investors consisted of 87% from Asia and 13% from Europe.
- ◆ On 10 May 2021, CIFI announced to offer to tender its 7.625% senior notes due 2023. The outstanding principal amount is US\$300 million. Through its proactive debt management, the Group has further optimized its overall debt structure effectively by issuing notes at lower interest rates and longer tenor to replace the higher coupon notes.
- ◆ In May 2021, CIFI’s major shareholders increased their shareholdings by acquiring more than 2 million shares. In which, the Lin Family increased their holdings by 635,000 shares, Lin Wei, the Vice Chairman of the board of directors, increased his holding by 1 million shares, and Lin Feng, the CEO, increased his holding by 500,000 shares, with an average price of HK\$6.5 per share and a total consideration of about HK\$13.88 million.

(Cont'd)

Company News

- ◆ On 11 May 2021, CIFI together with Chongqingxi Railway Station Investment Development Co., Ltd. acquired the TOD (Transit-oriented Development) land parcel in front of Chongqingxi Railway Station. The land parcel has a total GFA of 220,000 square meters with a total land cost of RMB607 million. The two parties signed a cooperative development agreement on 25 May 2021. Li Shichuan, the Secretary of the Party Committee and the Chairman of Chongqing Municipal Property Group, Dai Jianhong, the Deputy District Head of Shapingba District, Chongqing, and Lin Zhong, the Chairman of CIFI, attended the signing ceremony. Chongqingxi Railway Station is the largest high-speed railway station in Western China, with an estimated annual traffic flow of 42.18 million passengers. It is an important part of the “Eight vertical and eight horizontal” high-speed railways network in China. The project is located on top of the traffic hub in front of Chongqingxi Railway Station. It will take advantages of the resources of the super hub of Chongqingxi Railway Station to create an integrated economic ecosystem in front of the station with focus on corporate headquarters, commercial and retail shopping areas, and hotels, and reshape the city image of Chongqing.

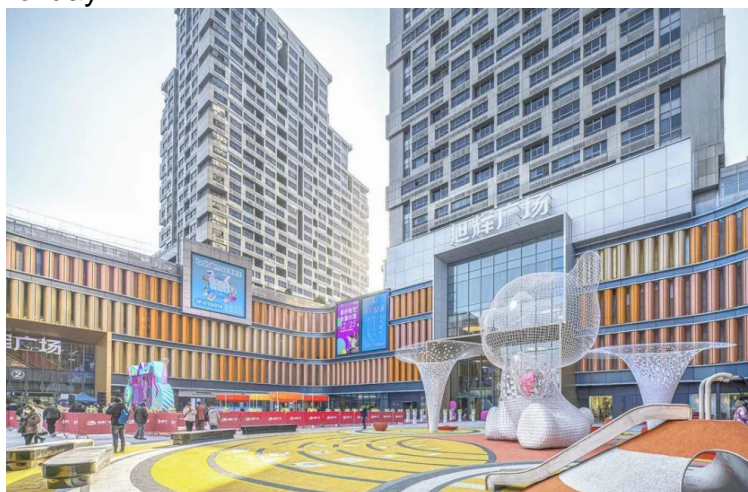


CIFI • Chongqingxi Railway Station TOD

(Cont'd)

Company News

- ◆ During the Labour Day holiday, CIFI Commercial launched the theme activity of “Together at CIFI, High Buy Great Gifts” among CIFI’s shopping malls nationwide. The event was successful with the passenger flow of many shopping malls reaching new record highs. Changsha CIFI Mall launched a theme of "Hometown Brand, Friendliness" throughout the holiday. It launched a food street with traditional cuisine and promoted intangible cultural heritage food experience. During the holiday, the passenger flow rose 88% and the overall sales increased by 97% YOY. Jiaxing CIFI Plaza launched a street culture festival with promotional activities such as lucky draw for an iPhone by paying RMB1, watching movies by paying RMB9.9, and etc., the passenger flow increased by 60% month-on-month, and the sales increased by 31% as compared with the same period in 2019. Baoshan CIFI U Block, Kongjiang CIFI Mall and Chongqing CIFI Lohas City also recorded sales increase of 11-105% during the holiday.



Jiaxing CIFI Plaza

- 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 “Company”), may be subject to change as a result of changes in our development, sales and investment processes and may 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.

Investor Relations Contacts:

CIFI Holdings (Group) Co. Ltd.
Lawrence Leung / David Yang / Cherry Lin / Steven Peng / Clara He
Tel : +852 2156 1316
Email: ir@cifi.com.cn

iPR Ogilvy
Gary Li / Ada Chew / Momo Yang
Tel : +852 2136 6185
Email: cifi@iprogilvy.com