

2022

Corporate Monthly Newsletter

April

CIFI's contracted sales were RMB 10.10 billion in April 2022

- ◆ In April 2022, the Group's contracted sales amounted to approximately RMB10.10 billion with contracted GFA of approximately 856,700 sq.m. Contracted ASP (excluding car parks and storage rooms) in April 2022 was approximately RMB13,600/sq.m.
- ◆ From January to April 2022, the Group's aggregated contracted sales amounted to approximately RMB38.84 billion with contracted GFA of approximately 2,693,700 sq.m. Contracted ASP (excluding car parks and storage rooms) from January to April 2022 was approximately RMB15,700/sq.m. From January to April 2022, the Group's cash collection amounted to more than RMB10 billion from Southeast China and Jiangsu regions.
- ◆ In April 2022, the Group's contracted sales breakdown was as follows:

Region	RMB (billion)	Percentage of total contracted sales
Yangtze River Delta	2.64	26.1%
Pan Bohai Rim	2.44	24.2%
Central Western	3.57	35.4%
South China	1.45	14.4%

Land Acquisition

- ◆ In April 2022, 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 & Storage Rooms) (sq.m.)	Group's Attributable land price (RMB)	Average Land Cost (Excl. Carpark & Storage Rooms) (RMB/sq.m.)
Changsha	Project of Huaqiao Village, Lituo Street, Yuhua District	75%	Residential/ Commercial	43,437	152,030	513,000,000	4,496
Ningbo	Rental project of Ningbo National Hi-Tech Zone, Yinzhou District	26%	Long-term rental apartments	17,696	35,392	26,000,000	2,905

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Company News

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- ◆ On 1 April 2022, CIFI Holdings (Group) Co. Ltd. (“CIFI Holdings”, HKEx stock code 884, together with the subsidiaries collectively as “the Group” or “CIFI”) announced on HKEx website the proposed issuance of convertible bonds in an aggregate principal amount of HK\$1,957 million due 2025, with a coupon rate of 6.95% at an initial conversion price of HK\$5.53 per share. CIFI's issuance of the convertible bonds is a benchmark for the industry, it is also a signal of international investors' gradual restoration of their confidence in high-quality Chinese non-state-owned property developers.
- ◆ On 12 April 2022, CIFI Holdings announced an additional issue of HK\$588 million 6.95% convertible bonds due 2025 (to be consolidated and form a single series with the previously issued convertible bonds due 2025). The effective interest rate of this issuance is 30 basis points lower than the initial issuance.
- ◆ On 12 April 2022, the first round of centralized land supplies in Changsha was launched. The Group, together with Dear Property, successfully won the bid of a commercial and residential land parcel in Yuhua District at a reserve price of approximately RMB684 million. This is CIFI 's second bidding of land parcel following Beijing's acquisition this February. As one of the few non-state-owned property developers that resumed land acquisition this year, CIFI has shown its safe and stable operations.
- ◆ On 13 April 2022, the five major rating agencies successively announced their affirmation on the credit ratings of CIFI remaining unchanged, in which Moody's, Fitch Ratings and S&P Global Ratings issued rating reports confirming CIFI's ratings remain unchanged. On the same day, Lianhe Ratings Global and China Chengxin (Asia Pacific) also affirmed the long-term credit rating of CIFI with a stable outlook. Rating agencies believe that CIFI focuses on 1st and 2nd-tier cities and mass housing consumers, the strategy is beneficial to the Company's faster asset turnover. In addition, the Company's national geographic layout is also an advantage to the Company's ratings.
- ◆ On 19 April 2022, CIFI Lingyu together with Ningbo Chengtou Property bid successfully for a land plot in Ningbo high-tech zone in Yinzhou District. The primary land use is for affordable apartment rental. It is the 4th piece of apartment rental land use after CIFI Lingyu's acquisition in Songjiang District, Shanghai, and Jianye District, Nanjing, helping the establishment of the national layout of the CIFI Lingyu rental community.



CIFI Guiyang Skyline

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Company News

- ◆ On 21 April 2022, CIFI Holdings announced that the controlling shareholders increased their shareholding in CIFI Holdings by purchasing from the open market an aggregate of 2,734,000 shares of CIFI Holdings at a total consideration of approximately HK\$10.61 million from 20 to 21 April 2022. A total of 10.03 million shares of CIFI Holdings have been accumulated by the controlling shareholders at a total consideration of approximately HK\$41.38 million since 25 March 2022, boosting the market and reflecting the confidence of controlling shareholders about the prospects of the Company.
- ◆ On 25 April 2022, CIFI Holdings announced that the Company redeemed the outstanding principal amount of approximately RMB695 million offshore senior notes with a coupon rate of 6.70% at maturity. The scale of the offshore RMB bond issuance totaled RMB1.6 billion, of which the Company has previously repurchased and canceled approximately RMB905 million bonds. After this repayment, CIFI's has finished the repayment of onshore and offshore bonds due 2022, further enhancing the financial safety of the Company.



CIFI Original Villa



CIFI Hefei Park Mansion

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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 June 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.

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