

(01628.HK) Stock Data

| | |
|-----------------------------|----------------------|
| Close Price (10/01/2024) | HK\$0.107 |
| 52-week Range | HK\$0.10-0.52 |
| Market Cap | HK\$ 700 million |
| No. of Issued Shares | 6,544 million shares |
| Listing Date | 2 November 2009 |

I. Sales Performance as of December 2023

For the whole year of 2023, Yuzhou Group's contracted sales reached RMB17,836 million; contracted sales in December 2023 was RMB603 million.

- Our contracted sales in December 2023 was **RMB603 million**. The contracted GFA was **38,612 sq.m.**. ASP for this month was **RMB15,629/sq.m.**
- For the whole year of 2023, Yuzhou Group achieved a total contracted sales of approximately **RMB17,836 million**; the attributable interest of Yuzhou is around **60%**. Achieved contracted GFA was **1,088,053 sq.m.**. ASP for the whole year was **RMB16,396/sq.m.**. In addition, approximately **RMB115 million** was subscribed but in the process of signing contracts.

2023IR Financial Highlights

| | |
|---------------|--------------------|
| Total revenue | RMB12,486 million |
| Total assets | RMB124,918 million |
| Total debt | RMB55,200 million |

| # | Region | Contracted Sales (RMB mn) | As of Total (%) | Contracted GFA (sq.m.) | Contracted ASP (RMB/sq.m.) |
|--------------|---------------------------|------------------------------|--------------------|---------------------------|-------------------------------|
| 1 | West Strait Economic Zone | 2,390 | 13.4% | 159,956 | 14,946 |
| 2 | Yangtze River Delta | 8,607 | 48.3% | 456,936 | 18,839 |
| 3 | Central Region | 1,455 | 8.2% | 107,828 | 13,504 |
| 4 | GHM Bay Area | 2,807 | 15.7% | 174,853 | 16,055 |
| 5 | Southwest Region | 714 | 4.0% | 62,011 | 11,523 |
| 6 | Bohai Rim Region | 1,863 | 10.4% | 126,469 | 14,734 |
| Total | | 17,836 | 100.0% | 1,088,053 | 16,396 |

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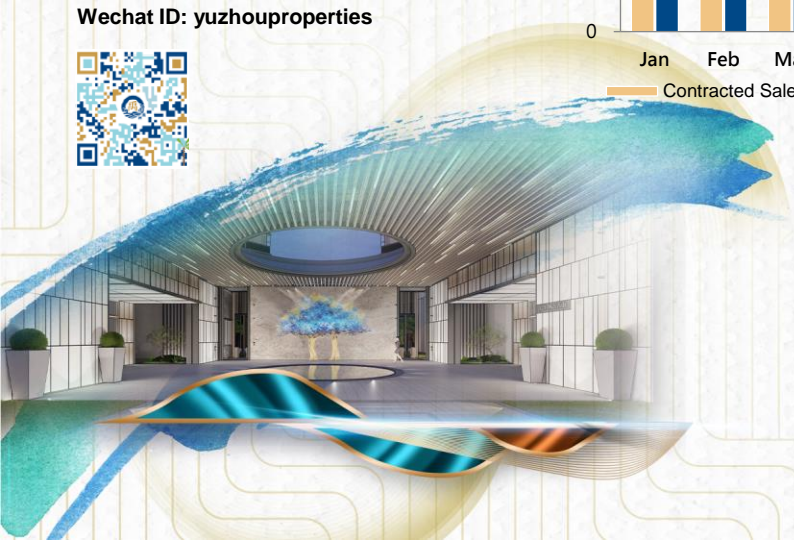
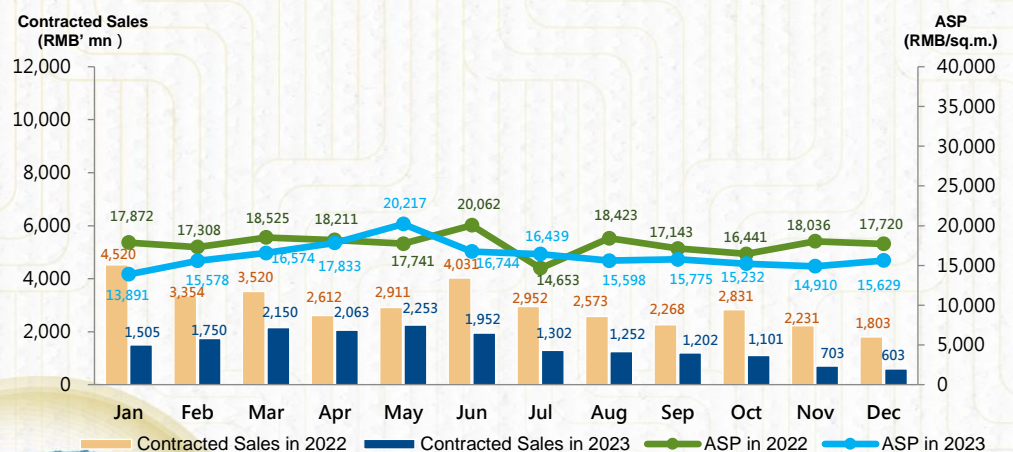
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II. Monthly Sales Chart (Jan 2022 – Dec 2023)



III. Monthly Press Room

Yuzhou Group (01628.HK) Organized the Yu-House Tour to Showcase Selected Properties, Demonstrating the Beauty of Ideal Living

(December 4, 2023, Nationwide) Yuzhou Group (01628.HK) organized the "Yu-House Tour" to showcase selected properties across the country, exhibiting the beauty of ideal living. Yuzhou Lakeside Langham is located in the core residential area of southern Xiaoshan district, Hangzhou. Guided by the philosophy of "Natural Human Aesthetics" and the Eastern wisdom of "Simplicity", it constructs living spaces resonating with authentic life. Yuzhou Jade Mansion is situated by the riverside in the city center, crafting quality residences in a villa-style living space. It restores the authentic connection between nature and humanity, building an ultimate and comfortable living experience. Located in the core area of the high-tech zone in Suzhou, Yuzhou Genius Leading is inspired by the Gusu culture and gathers high-quality ecological resources to create a quality residence with the design concept of oriental aesthetics. Yuzhou Group adheres to the original commitment of beauty delivery, maintaining the promise of craftsmanship with ingenuity and safeguarding the wonderful lives of homeowners.



Yuzhou Group (01628. HK) Celebrated 29th Anniversary – Shared Delight, Move Forward to Pursue Dream



(December 8, 2023, Nationwide) Over the past 29 years, Yuzhou Group (01628. HK) has consistently adhered to the philosophy of "King Yu tamed the flood and made the desert an oasis". It focuses on meeting the needs of the people, emphasizing the creation of warm communities in multiple cities nationwide, to provide people with a higher quality and more comfortable lifestyle. Keeping up with the evolution of the times, Yuzhou Group persists in cultivating in-depth in various cities, continuously breaking through and innovating, building cities with integrity, and building homes with love. Standing at the new start of the 29th anniversary, Yuzhou Group will continue to move forward with steady steps, infusing cities with momentum, and constructing warm homes for our customers. "Get strength and achieve success" is the answer of Yuzhou Group to the time.

Yuzhou Group (01628.HK) "Double 12 Housing Purchasing Carnival" was Successful Held

(December 9, 2023, Nationwide) During the Double 12 Shopping Carnival, Yuzhou Group (01628.HK) launched a new promotion activity, Double 12 Housing Purchasing Carnival, across 38 cities nationwide. With exciting of huge discounts in four levels, the festival offered generous year-end benefits for homebuyers, doubling the surprises and highlighting the celebratory atmosphere. The Double 12 Housing Purchasing Carnival not only demonstrates Yuzhou Group's ongoing market innovation but also provides a distinctive home-buying experience for a diverse range of customers to facilitate the purchase of their new homes.



III. Monthly Press Room

Yuzhou Commerical Awarded Jiemian News "Good Company 50"



(December 20, 2023, Nationwide) On December 20th, Yuzhou Commercial was awarded the "2023 Good Company 50 — Innovation and Development" for its refined operational capabilities, innovative business strategies, and comprehensive business management. Adhering to the brand concept of "Infinite Beauty Emerges Naturally", Yuzhou Commercial operates various commercial properties including shopping centers, commercial streets, and office buildings across five major core areas. This award will inspire Yuzhou Commercial to uphold the principles of "Innovation, Refinement, and Shared", continuously elevating its commercial operational standards to provide consumers with a high-quality shopping experience and contribute more to the industry's development.

Yuzhou Group (01628.HK) Zhuhai Yuzhou Fragrant Hills, Creating an Ideal Home Experience

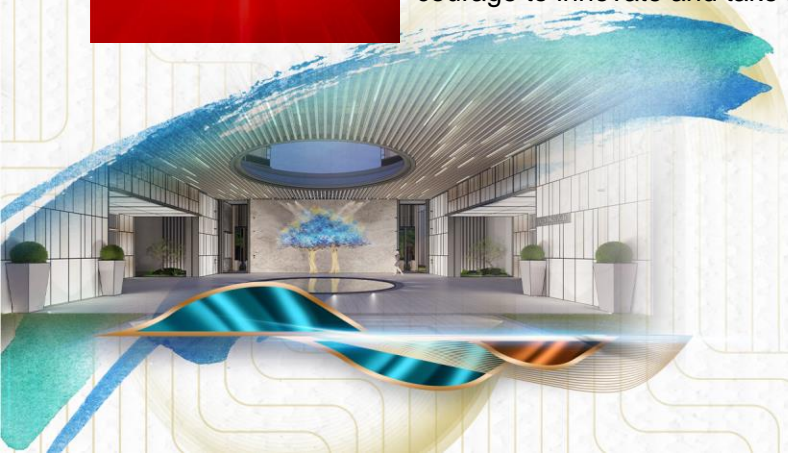
(December 25, 2023, Zhuhai) In 2023, Yuzhou Group unveiled its first urban renewal project exceeding one million square meters—Zhuhai Yuzhou Fragrant Hills. Situated in the core area of the New Xiangzhou district and backed by Phoenix Hill, this project is designed with modern oriental elements and incorporates the "Ucube-Temperature Space 2.0" design system, creating a one-square-kilometer super-community with an ideal living experience. Alongside various livable facilities, Zhuhai Yuzhou Fragrant Hills provides customers with convenient living experiences and drives the overall functional upgrade of the core area in the New Xiangzhou district at the same time, empowering regional economic development. With respect and admiration for the city, Zhuhai Yuzhou Fragrant Hills studies the warm living home experience earnestly and sincerely in order to lead the direction of the life of Zhuhai citizen.



Yuzhou Group (01628.HK) Announced its Outlook for 2024: Keeping to the Original Aspiration Leads to Success



(December 31, 2023, Nationwide) Over the past year, Yuzhou Group (01628.HK) has consistently prioritized the commitment to "Guaranteeing Housing Delivery" and "Product Strength and Service Excellence", tirelessly fulfilling promises to customers. Taking the unique sales promotion of the "One Project, One Policy", Yuzhou Group has successfully cultivated its market, continuously promoted the innovation of online marketing through the "Yuzhou New Power Plan", driving performance growth by the new digital channels. With the efforts of staff, Yuzhou Group accomplished the "Beauty Delivery" of approximately 30,000 units. Ms. Kwok Ying Lan, Chairman of Yuzhou Group, remarked that Yuzhou Group has entered into the 30th year of establishment, its staff will keep the principle of "Keeping to the Original Aspiration Leads to Success" in mind. Facing the more challenge of industry transformation, the company needs keep to the original aspiration, embrace change and demonstrate the courage to innovate and take actions positive undertaking the responsibilities.



IV. About Yuzhou Group Holdings Company Limited (01628.HK)

Established in 1994, Yuzhou Group is a property developer headquartered in Shanghai and Shenzhen with a national foothold. Adhering to its strategy of “Cultivating in Regions Leading the Market”, Yuzhou Group strives to develop residential and commercial properties which align with market trends in tier-1 and tier-2 cities. As of June 30, 2023, the Company had over 170 projects under various stages of development in 38 cities including Beijing, Shanghai, Shenzhen, Tianjin, Nanjing, Hefei, Hangzhou, Suzhou, Foshan, Huizhou and Hong Kong and so on. The total GFA under construction and held for future development is 13.91 million sq.m., accounting for about 37.1%, 18.4%, 17.1%, 11.8%, 11.7% and 3.9% respectively in the Yangtze River Delta Region, West Strait Economic Zone, Bohai Rim Region, Guangdong-Hong Kong-Macau Greater Bay Area, Central China Region and Southwest Region. Renowned for its distinguished product quality, diversified product portfolio, strong brand awareness and seasoned management team, Yuzhou Group has been named “Top 100 China Real Estate Enterprises” for 11 years in a row from 2011 to 2021; and Top 50 China Real Estate Enterprises from 2013 to 2021. Yuzhou Group was rated as “BBB” by MSCI ESG Ratings, ranking in the top among Chinese Properties Companies.

For more information on Yuzhou Group, please visit the company website:

<https://yuzhou-group.com>

