



Stock Information

Stock Code:
0672.HK

Closing Price
HK\$0.32 *

52-Week Range:
HK\$0.27–0.45

Market Capitalization:
HK\$1.804 billion*

Shares Outstanding:
5.636 billion

Listing Date:
13 November, 2007

*Statistics collected as of
31 December, 2021

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» Sales Performance & Newly-acquired Land Parcels
(Jan to Dec 2021)

- As of 31 December 2021, the accumulated contracted sales amount of Zhong An Group was approximately RMB27.9 billion, corresponding to the contracted sales area of about 1.18 million sq.m.. The average contracted sales price during the period was approximately RMB23,700 per sq.m..
- As of 31 December 2021, Zhong An Group newly acquired 12 land parcels in total, with a site area of about 860,000 sq.m. and a planned GFA of approximately 1.93 million sq.m., at a total consideration of approximately RMB11.1 billion, and a total available-for-sale value of approximately RMB28.4 billion.

Note: The figures in this newsletter have not been audited.

» Breakdown of Newly-acquired Land Parcels during this Period

Acquired Time	Land Location	Acquired by	Land Use	Site Area (sq.m.)	GFA (sq.m.)	Land Cost (RMB'000)	Unit Price (RMB/ sq.m.)	Interest (%)
Q3 2021	Hangzhou, Zhejiang	Public auction	Commercial	12,819	44,867	255,740	5,700	59.3%
Q3 2021	Xiangtan, Hunan	M&A	Residential	292,671	768,255	850,000	1,106	36.0%
Total				305,490	813,122	1,105,740		



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Corporate Newsletter (Issue No.4 of 2021)

» Initial and Additional Launch



- During September and October 2021, **Jinyuan Mansion**, a project of the Group in Huaibei, Anhui Province, continued to complete multiple additional launches. Mainly in the form of low-density villas with a GFA of approximately 105-130m², with convenient transportation and complete supporting facilities, the project has been favored by consumers who seek improved living conditions.
- On 27 September 2021, **Heyuan Mansion**, a project of the Group in Taizhou, Zhejiang Province, completed its initial launch. Located beside Zhongxin Avenue, Jiaojiang District, Taizhou City, Zhejiang Province, with convenient transportation, the project mainly launches high-quality high-rises with a GFA of approximately 89-135m². The project won the honor of “2020 Taizhou Quality Livable Building”. In October, Zhong An Future Community (Chunfeng Mansion), the Group’s project located in Taizhou, Zhejiang Province completed two additional launches. The project mainly launches 612 sets of rare high-rise residential buildings with a GFA of approximately 98-127m², which won the honor of “Jingui Award” in the 2021 Beautiful Zhejiang Brand Festival.
- On 6 October 2021, **Cloud Land**, a project of the Group located in Hangzhou, Zhejiang Province, was successfully sold up in its second launch. Located in the core of Future Science and Technology City, Yuhang District, the project won the honor of “2021 Top Ten Expected Buildings in Hangzhou”. The project mainly includes villas and high-rises with a GFA of 124-146m². In the second launch, the project triggered sales restriction, setting a myth of hot sales in the property market.
- On 25 October 2021, **Zhong An-Future City**, a project of the Group located in Wuxi, Jiangsu Province, was well received in its initial launch. Located in the core of the main city of Jiangyin City, Jiangsu Province, the project occupies the main vein of the city, with mellow supporting facilities and top resources of the city. The project mainly includes 230 sets of scarce villas and small high-rises with a GFA ranging from 128m² to 144m².
- On 30 October 2021, the third phase of **Guyue Mansion**, a project of the Group located in Shaoxing, Zhejiang Province, was unveiled. With the attribute of scarce land parcel and the only old city core pure courtyard style, this project won the “2021-2022 Typical Urban Projects Awards in Shaoxing”, ranking TOP1 in terms of sales amount of low-density products in Yuecheng District.
- On 21 November 2021, **Longgang Future City**, a project of the Group located in Wenzhou, Zhejiang Province, sold well in its initial launch. Located in the core of Wenzhou Century New City, surrounded by three ecological parks and four business districts, with high-quality education and other scarce resources, the project has complete commercial and business administrative functions. The project mainly includes sky garden dwellings with a GFA of 101m² -142m².



» Initial and Additional Launch



- In November 2021, **Tangsong Heming**, a project of the Group located in Shaoxing, Zhejiang Province, sold well in its initial launch. Jointly built by Zhong An and C&D, and mainly including big Chinese-style mansion with a GFA of 210 m²-400m², the project stood out as a rare low-density Chinese-style mansion, which was almost sold up in one and a half months.



- On 5 December 2021, **Ruiyuan Mansion**, the Group's project located in Hangzhou, Zhejiang Province, was sold immediately after its initial launch. Located in the core of Yinhu Science and Technology City, Hangzhou, the project is another project launched by the Group after Shunyuan Mansion. The project mainly includes high-rises with a GFA of 93m²-120m², which recorded a good-performing result of RMB550 million at its initial launch. The Group continued to complete the additional launch of more than 200 sets of houses in the same month.



- On 12 December 2021, **Lotus Mansion in Qiandao Lake**, the Group's project located in Hangzhou, Zhejiang Province, sold well in its initial launch. Located in the core hinterland of Qingxi New Town, Qiandao Lake, Hangzhou, the project mainly contains iterative large villas with a GFA of 94m² -150m², which provides an ideal choice for high-level circles and lakefront life.

» Investor Activity Log



- On 26 November 2021, Zhong An Group successfully held the "2021 Reverse Roadshow" event. Many domestic and foreign analysts, from CRIC Securities and AJ Securities, etc., officials of private equity funds and other institutions and individual investors attended the event. Investors produced in-depth research on the Group's several projects in Hangzhou and had face-to-face communication with the Group's management.



Mr. Shi Zhong An, the Chairman of the Group, Mr. Zhang Jiangang, Executive Director and CEO of the Group, Ms. Shen Tiaojuan, Executive Director and Vice President of the Group, Ms. Jin Ni, Executive Director and Vice President of the Group, Ms. Shi Jinfan, Executive Director and Assistant to the President of the Group, and Mr. Pang Heung Fai, Chief Financial Officer, attended the meeting and communicated with online and offline investors on the Group's business development and overall strategy. The event demonstrated the steady progress and high-quality development of Zhong An Group, also allowing the market to have a clearer and more comprehensive understanding of the all-round development of the Group.



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Honors & Others

- On 15 September 2021, “2021 China Real Estate Brand Value Research Results Conference and China Real Estate Brand Development Summit Forum” was grandly held in Beijing, and Zhong An Group won the **“2021 Top 10 Brand Values in Yangtze River Delta Urban Agglomeration”** with its gradually improved brand influence.
- On 2 December 2021, “2021 China Real Estate Big Data Annual Conference and 2022 China Real Estate Market Trend Report Conference” was grandly held in Beijing. Zhong An Group won the **“2021 Top 50 Real Estate Enterprises in Yangtze River Delta Region”** with its steadily increasing brand influence, and its Zhong An Guyue Mansion won the **“2021-2022 Typical Sample Projects of the City of Shaoxing”**.
- On 26 December 2021, Zhong An Group entered into a cooperation agreement with Taizhou University. The two sides intend to reach an all-round cooperation intention in rehabilitation medicine personnel training and other aspects. At the same time, Zhong An Group donated RMB 12 million to Taizhou University to set up “Zhong An Health Care Industry Fund of Taizhou University”.

Mr. Shi Zhong An, Chairman of the Group, Mr. Zhang Jianguang, President of the Group, Ms. Jin Xia, Chairman of Zhong An Charity, Ms. Shi Jinfan, President of Zhong An Capital, and other members of the Group’s senior management attended the ceremony by video. The signing of this cooperation ceremony has laid a solid foundation for long-term cooperation between the two sides, and will provide all-round support for Zhong An to create a brand-new future for the health care industry in Taizhou.

Company Profile

Zhong An Group Limited (stock code: 0672.HK), the leading real estate developer in Yangtze River Delta region, focuses on the development of mid- to-high-end residential and urban complexes while valuing the diverse development and is involved in business operations, hotel management, property leasing, and property management and other fields. Since its establishment in 1997, the Group has focused on the market in Yangtze River Delta region and has been rewarded a strong brand advantage in the region.