

## Basic Information

### Redsun Properties Group Limited

Redsun Properties Group Limited —  
Annual Results Highlights for 2020

Turnover	RMB20,158.7 million
Gross profit	RMB4,507.7 million
Net profit attributable to shareholders	RMB1,661.0 million

Closing price at 31 August:	HK\$2.70;
52-week range:	HK\$2.24–2.90;
Market capitalization:	HK\$8,997 million;
Issued shares:	3,332,210,000 shares;
Listing date:	12 July 2018

## Contact Us

Corporate Finance & Investor  
Relations (by email):  
touzizhe@rsun.com

Mr. Li Yonggang  
Joint Company Secretary  
+86 21 60556333-80018  
liyonggang@rsun.com

Mr. Derek LEE  
Deputy General Manager  
of the Hong Kong Company  
+852 2879 6988  
derek.lee@rsun.com

Ms. Sophie XIE  
Deputy Director  
of Investor Relations  
+852 2879 6988  
sophie.xie@rsun.com

## About Redsun Properties Group Limited (01996.HK)

As a comprehensive property enterprise with established presence in the Yangtze River Delta region and keen on national expansion, Redsun Properties is mainly engaged in the development of residential properties, investment and operation of commercial properties as well as operation and management of hotels. Adhering to its core value of "professionalism and building credibility for the long term", Redsun Properties has maintained dual-driven synergistic development in both property and commercial sectors by strictly following the investment strategy of "penetrating the Greater Jiangsu Region, strengthening foothold in major metropolitan areas and expanding into core cities". Redsun Properties is committed to strengthening its foothold in core areas and enhancing quality and efficacy with a focus on profits in order to realize stable and quality growth in business scale.

## 1. Sales

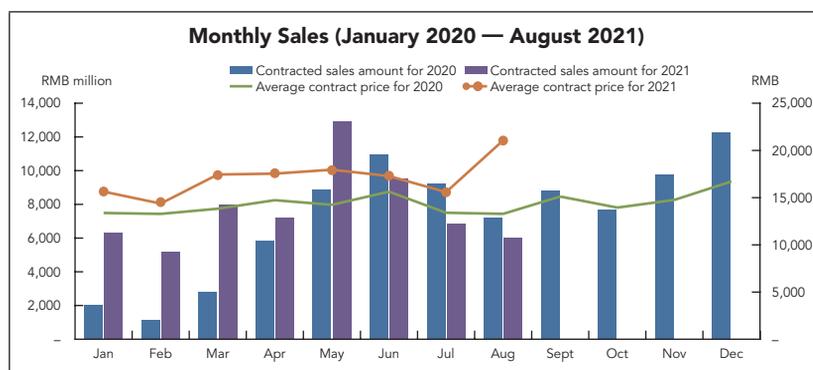
### Sales Performance as of August 2021

The contracted sales of Redsun Properties for the first eight months of 2021 amounted to RMB62,030 million, of which RMB6,018 million was recorded in August

During August 2021, the Group recorded contracted sales of RMB6,018 million, with sales area of 285,749 sq.m. and an average selling price of RMB21,062 per sq.m.

From January to August 2021, the Group posted total contracted sales of RMB62,030 million, with total sales area of 3,630,988 sq.m. and an average selling price of RMB17,084 per sq.m.

### Graph of Monthly Contracted Sales



## Basic Information

### Redsun Properties Group Limited

Redsun Properties Group Limited —  
Annual Results Highlights for 2020

Turnover	RMB20,158.7 million
Gross profit	RMB4,507.7 million
Net profit attributable to shareholders	RMB1,661.0 million

Closing price at 31 August:	HK\$2.70;
52-week range:	HK\$2.24–2.90;
Market capitalization:	HK\$8,997 million;
Issued shares:	3,332,210,000 shares;
Listing date:	12 July 2018

### Contact Us

Corporate Finance & Investor  
Relations (by email):  
touzizhe@rsun.com

Mr. Li Yonggang  
Joint Company Secretary  
+86 21 60556333-80018  
liyonggang@rsun.com

Mr. Derek LEE  
Deputy General Manager  
of the Hong Kong Company  
+852 2879 6988  
derek.lee@rsun.com

Ms. Sophie XIE  
Deputy Director  
of Investor Relations  
+852 2879 6988  
sophie.xie@rsun.com

### About Redsun Properties Group Limited (01996.HK)

As a comprehensive property enterprise with established presence in the Yangtze River Delta region and keen on national expansion, Redsun Properties is mainly engaged in the development of residential properties, investment and operation of commercial properties as well as operation and management of hotels. Adhering to its core value of “professionalism and building credibility for the long term”, Redsun Properties has maintained dual-driven synergistic development in both property and commercial sectors by strictly following the investment strategy of “penetrating the Greater Jiangsu Region, strengthening foothold in major metropolitan areas and expanding into core cities”. Redsun Properties is committed to strengthening its foothold in core areas and enhancing quality and efficacy with a focus on profits in order to realize stable and quality growth in business scale.

## 2. News of Redsun Properties

### Steadily forging ahead with Deep Exploration and Sincere Practice — Report on Redsun Properties’ 2021 Interim Results

On 26 August, Redsun Properties Group Limited (stock code: 01996.HK, hereinafter “Redsun Properties”) announced its report on its 2021 interim results. Under the development keynote predominated by “stability” in the real estate industry in China, Redsun Properties proactively responded to market changes with firm steps and down-to-earth practice. In the first half of 2021, it outperformed the market in terms of operating results. During the reporting period, Redsun Properties realized a revenue of RMB12.96 billion, representing a year-on-year increase of 34.7%. Gross profit increased year-on-year by 12.1% to RMB2.73 billion. Net profit amounted to RMB990 million, representing a year-on-year increase of 10.6%. While maintaining a promising performance, Redsun Properties further improved its operational safety. As shown in the interim report, Redsun Properties had sufficient closing cash balances which approximated to RMB17.58 billion. Taking the “Three Red Lines” which drew the general attention in the industry as the measurement standard, during the first half of the year, Redsun Properties continued to maintain green tier based on the three indicators, with positive outlook from all major rating agencies.



In the industry environment where policy pressure remains high, by means of precise strategic layout, advantages of dual-driven development as well as competitive products and services, Redsun Properties is striding forward against adversity and forging ahead with endurance.



## Basic Information

### Redsun Properties Group Limited

Redsun Properties Group Limited —  
Annual Results Highlights for 2020

Turnover	RMB20,158.7 million
Gross profit	RMB4,507.7 million
Net profit attributable to shareholders	RMB1,661.0 million

Closing price at 31 August:	HK\$2.70;
52-week range:	HK\$2.24–2.90;
Market capitalization:	HK\$8,997 million;
Issued shares:	3,332,210,000 shares;
Listing date:	12 July 2018

## Contact Us

Corporate Finance & Investor  
Relations (by email):  
touzizhe@rsun.com

Mr. Li Yonggang  
Joint Company Secretary  
+86 21 60556333-80018  
liyonggang@rsun.com

Mr. Derek LEE  
Deputy General Manager  
of the Hong Kong Company  
+852 2879 6988  
derek.lee@rsun.com

Ms. Sophie XIE  
Deputy Director  
of Investor Relations  
+852 2879 6988  
sophie.xie@rsun.com

## About Redsun Properties Group Limited (01996.HK)

As a comprehensive property enterprise with established presence in the Yangtze River Delta region and keen on national expansion, Redsun Properties is mainly engaged in the development of residential properties, investment and operation of commercial properties as well as operation and management of hotels. Adhering to its core value of “professionalism and building credibility for the long term”, Redsun Properties has maintained dual-driven synergistic development in both property and commercial sectors by strictly following the investment strategy of “penetrating the Greater Jiangsu Region, strengthening foothold in major metropolitan areas and expanding into core cities”. Redsun Properties is committed to strengthening its foothold in core areas and enhancing quality and efficacy with a focus on profits in order to realize stable and quality growth in business scale.

## 2. News of Redsun Properties

### “Green Tier” Redsun, whose Bonds Always Favoured by Agencies

On 31 August, Redsun Properties was given confidence by both Nomura and CMBI towards its bonds and financial conditions.



Regarding Redsun Properties as one of the preferred enterprises among the developers assigned with a single B rating, Nomura noticed that Redsun Properties has been relatively tough in the turbulent market. According to Nomura, the Group recorded satisfactory cash collections and possessed the advantages of sound “green tier” credit metrics, premium land bank located in Yangtze River Delta and acquisition of land resources through residential/commercial linkage. With the improvement in the liquidity of Redsun Properties, the coverage of unrestricted cash over short-term debts was 1.3 times, as compared to that of 1.1 times at the end of 2020. The offshore bonds of the Group due this October only amounted to USD100 million, with no onshore debts. Trust loans further decreased quarter-on-quarter by RMB500 million to RMB3.7 billion.

In addition, CMBI also published its credit report, showing confidence towards the REDSUN’24 and ’25 Bonds of Redsun Properties. When the prices of the Bonds are between USD91.1 and USD89.0, the yield to maturity of REDSUN’24 and ’25 is attractive.

CMBI expects that Redsun Properties will continue to stay in the “green tier” since its budget on land acquisition and cash flow is formulated based on the “Three Red Lines” requirements. During the first 7 months in 2021, Redsun Properties achieved contracted sales of RMB56.0 billion, representing a year-on-year increase of 37.3%. Given that its saleable resources have reached RMB155.0 billion, it only requires a 60% sales rate for the Group to achieve its yearly target. Meanwhile, CMBI believes that land acquisition of the Group under the commercial/residential linkage is conducive to its profit margin in the medium term. As a result of the increasing proportion of merger and acquisition and commercial/residential linkage to its land acquisition, the revenue of these saleable resources will be recognized in the next 2–3 years. From the medium term perspective, CMBI expects that the gross profit margin of Redsun Properties will rebound to around the middle of 20%.

## Basic Information

### Redsun Properties Group Limited

Redsun Properties Group Limited —  
Annual Results Highlights for 2020

Turnover	RMB20,158.7 million
Gross profit	RMB4,507.7 million
Net profit attributable to shareholders	RMB1,661.0 million

Closing price at 31 August:	HK\$2.70;
52-week range:	HK\$2.24–2.90;
Market capitalization:	HK\$8,997 million;
Issued shares:	3,332,210,000 shares;
Listing date:	12 July 2018

### Contact Us

Corporate Finance & Investor  
Relations (by email):  
touzizhe@rsun.com

Mr. Li Yonggang  
Joint Company Secretary  
+86 21 60556333-80018  
liyonggang@rsun.com

Mr. Derek LEE  
Deputy General Manager  
of the Hong Kong Company  
+852 2879 6988  
derek.lee@rsun.com

Ms. Sophie XIE  
Deputy Director  
of Investor Relations  
+852 2879 6988  
sophie.xie@rsun.com

### About Redsun Properties Group Limited (01996.HK)

As a comprehensive property enterprise with established presence in the Yangtze River Delta region and keen on national expansion, Redsun Properties is mainly engaged in the development of residential properties, investment and operation of commercial properties as well as operation and management of hotels. Adhering to its core value of "professionalism and building credibility for the long term", Redsun Properties has maintained dual-driven synergistic development in both property and commercial sectors by strictly following the investment strategy of "penetrating the Greater Jiangsu Region, strengthening foothold in major metropolitan areas and expanding into core cities". Redsun Properties is committed to strengthening its foothold in core areas and enhancing quality and efficacy with a focus on profits in order to realize stable and quality growth in business scale.

## 2. News of Redsun Properties

### CMBI and CCBI assigning Redsun Properties with positive ratings, both showing confidence towards its prospects

On 30 August, Redsun Properties was given confidence by both CMBI and CCBI towards its prospects, with a target price of HK\$3.52 and HK\$3.60, respectively.



According to CMBI, the dual core businesses of Redsun Properties are well-developed, which is conducive to the stable growth of the Group. In the first half of 2021, the performance of Redsun Properties was stable, with its balance sheet remaining at the "green tier" class. During the first 7 months in 2021, the real estate development business has accumulated a robust sales record of RMB56.0 billion (representing a year-on-year increase of nearly 40%). Regarding the commercial properties, rental income in the first half of 2021 increased year-on-year by 37%. Since the Group will open 1 shopping mall (asset-light model) in the second half of the year and 2 self-owned shopping malls (Anqing and Changzhou) in 2022, CMBI believes that it will continue to achieve a 30% year-on-year growth in rental income during the 2021/2022 financial year. It therefore assigns the Group with a "Buy" rating with the target price remaining at HK\$3.52.

According to CCBI, Redsun Properties is one of the limited property developers which is in continuous compliance with "green tier" under the "Three Red Lines" indicators. Its net gearing ratio, cash (unrestricted) to short-term debt ratio and liabilities to assets ratio remained stable at 54%, 1.3 times and 69.4%. With strong execution capabilities, the management of Redsun Properties has been progressively improving the performance of the Company since it became listed in 2018. In addition to the speedy expansion in sales amount and land bank, the Group also underwent operational and financial upgrades.