

## Investor's Newsletter for April 2021

(May 10, 2021) Shimao Group Holdings Limited ("Shimao Group" or the "Company", and its subsidiaries, together the "Group", stock code: 813.HK) is pleased to announce certain unaudited operating statistics for April 2021.

<i>From January to April</i>				
	Contracted sales (RMB billion)	Y-o-Y change	Contracted sold area (sq. m.)	Y-o-Y change
2021	92.742	+59.2%	5,239,470	+57.7%
2020	58.258		3,322,028	

In April 2021, the Group's contracted sales was RMB25.223 billion, the contracted sold area was 1,417,329 sq. m., representing a year-on-year increase of 18.8% and 16.9% respectively. The average selling price for April was RMB17,796 per sq. m..

The aggregated contracted sales from January to April 2021 amounted to RMB92.742 billion and the aggregated contracted sold area amounted to 5,239,470 sq. m., representing a year-on-year increase of 59.2% and 57.7% respectively. The average selling price for the four months ended April 30, 2021 was RMB17,701 per sq. m..

### News in brief:

- S&P upgraded Shimao Group to "BBB-" Investment Grade Rating.** On April 8, S&P Global Ratings, one of the three international credit rating agencies, raised the rating of Shimao from 'BB+' to 'BBB-', with a stable outlook. This rating upgrade fully demonstrated Shimao's strong advantages in strategic layout, business prospects and risk management under the background of industry transformation, it also reflected the strong confidence of capital market in Shimao's steady growth and long-term value realization potential. S&P anticipated that Shimao will maintain disciplined financial management and control its debt thanks to moderate sales growth. The report also pointed out that the diverse methods of land acquisition will support Shimao's profitability, the higher-margin and growing non-property development businesses also offer additional support. Shimao's fast-growing non-property development segments will also help increase the stability of its cash flow.
- Mr. Hui Wing Mau led delegation to visit Fujian and Hainan.** From April 8 to 11, Mr. Hui Wing Mau, member of the Standing Committee of Chinese People's Political Consultative Conference ("CPPCC"), President of China Federation of Overseas Chinese Entrepreneurs, and Chairman of the Board of Directors of Shimao Group, led a delegation of more than 60 people from China Federation of Overseas Chinese Entrepreneurs to conduct a four-day visit in Fujian, aiming to gather the strength of overseas Chinese to focus on investing in Fujian, expand and promote cooperation between overseas Chinese entrepreneurs and key industrial projects in Fujian Province, and contribute to the economic development of Fujian. From April 16 to 18, the "2021 World Overseas Chinese Entrepreneurs' Visit to Hainan" was held in Hainan, hosted by the China Federation of Overseas Chinese Entrepreneurs and the Hainan Provincial Federation of Overseas Chinese, with the theme of "Endeavoring Free Trade Port and Sharing New Opportunities". In the afternoon of April 16, Mr. Feng Fei, the Deputy Secretary of the CPC Hainan Provincial Committee and Governor of Hainan, met with the delegation of "2021 World Overseas Chinese

Entrepreneurs' Visit to Hainan" led by Mr. Li Zhuobin, Vice Chairman of All-China Federation of Returned Overseas Chinese, and Mr. Hui Wing Mau, member of the Standing Committee of CPPCC, President of China Federation of Overseas Chinese Entrepreneurs, and Chairman of the Board of Directors of Shimao Group in Haikou. Both parties shared their views on how to promote overseas Chinese Entrepreneurs' investment cooperation in Hainan and participate in the development of Hainan Free Trade Port.

- 3. Mr. Hui Wing Mau attended Boao Forum for Asia Annual Conference 2021.** In the morning of April 20, the opening ceremony of the Boao Forum for Asia Annual conference 2021 was held in Boao, Hainan. Mr. Hui Wing Mau, member of the Standing Committee of CPPCC, President of China Federation of Overseas Chinese Entrepreneurs, and Chairman of the Board of Directors of Shimao Group, was invited to join the conference. On April 19, the "Overseas Chinese CEO and Think Tank Roundtable" of the Boao Forum for Asia Annual Conference 2021-was successfully held. Mr. Hui Wing Mau said that Hainan Free Trade Port is a major national strategy and bears the important responsibility of "pathfinder" in the new round of reform and opening-up in the opening speech of the roundtable. He believed the "Overseas Chinese CEO and Think Tank Roundtable" is an important platform for global Chinese entrepreneurs to discuss plans for development of China and seize the opportunities of the era. The Chinese entrepreneurs can discuss plans for development and seek business opportunities together at this platform, participate in the global governance, promote quality development of the "One Belt and One Road", and participate in the development of Hainan.
- 4. Mr. Hui Sai Tan, Jason attended the signing ceremony of strategic cooperation between Shimao and Hilton Group.** On April 30, Hilton Group and Shimao Group officially signed a luxury hotel strategic cooperation agreement at Waldorf Astoria Shanghai on the Bund. Mr. Hui Sai Tan, Jason, Vice Chairman and President of Shimao Group, and other guests attended. The two parties decided to jointly open four more luxury hotels in China, including the Waldorf Astoria Shenzhen, Shimao Conrad Shanghai, Shimao Conrad Wuhan and Shimao Conrad Zhuhai. This signing signaled mutual optimism on the luxury tourism outlook in China and a commitment to extending their partnership which celebrates its 10<sup>th</sup> anniversary this year. From now on, Shimao hopes to continue working hand in hand with Hilton to jointly lead the long-term development of quality luxury hotels in China, and further enhance Chinese consumers' luxury experiences at the hotels they launch together.
- 5. Chengdu Shimao Festival City and Xiamen Jimei Shimao Festival City were grandly opened.** On April 28, Chengdu Shimao Festival City, the first shopping mall in the southwest region of Shimao, was grandly opened. At the same time, Smurfs' first public charity exhibition in China, "Dream SMURF", was also officially opened on this day. With "Micro-cation for Mega Life" as the project concept, Chengdu Shimao Festival City provides visitors with rich and multi-dimensional vacation experience through variety of programs and interactive atmosphere. On April 30, Xiamen Jimei Shimao Festival City, the first Shimao Festival City in Fujian Province, was grandly opened. At the same time, the 2021 "All Min Shopping · Happy Consumption in Xiamen Festival", led by the Xiamen Municipal Bureau of Commerce, was also officially kicked off on this day. The government and the enterprise worked hand in hand to promote consumption upgrade in Xiamen by taking this opportunity to organize the consumption festival.
- 6. Yutopia Wuyi Mountain Retreat witnessed the diplomacy of great powers.** From March 31 to April 2, upon the invitation of State Councilor and Foreign Minister Mr. Wang Yi, the foreign ministers of Singapore, Malaysia, Indonesia, and the Philippines visited China and chose Wuyi Mountain, Fujian as the visiting venue. Yutopia Wuyi Mountain Retreat, a self-owned brand hotel of Shimao Group, had been selected as the designated hotel for the four foreign ministers. Yutopia Wuyi Mountain Retreat is the first "Yutopia" brand hotel of Shimao, and also the first Song Dynasty style "Drift Tranquilly (舟行谧境)" vacation experience space in China. Yutopia Wuyi Mountain Retreat successfully completed the mission in welcoming the four foreign ministers with quality services of unique Chinese traditional characteristics, not only reflected the ingenuity of Shimao Hotel and the strength of its quality services, but also witnessed the rise and internationalization of Chinese brand hotels.

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\*All the above figures are unaudited and meant for reference only, and are not intended, nor should be construed, to be an investment advice. Investors should exercise caution when interpreting these data.



Shimao's Project at A Glance – Photo of Beijing Shimao Honor of China

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