



GROW TOWARDS SUNLIGHT

2022 INTERIM RESULTS ANNOUNCEMENT

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Outlook

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2022 Interim Results Highlights



Results Highlights in 2022 Interim

Parent firm (CIFI Holdings) Sustainable Development

- Aggregate contracted sales cash inflow exceeding RMB74 billion from January to June 2022;
- Group maintained stable gross profit margin, and expect to recorded positive net cash from operating activities;
- CIFI “real estate plus” business gradually mature: CIFI Construction Management acquired 35 projects.

Insist with effective expansion, 3rd party bidden maintain strong

- Record increment of GFA contract of CIFI : 2.4mn sq.m.;
- Market expansion: under the negative impact of covid-19, over 20.8 mn sq.m, annualized contract value RMB 571 million bidden;
- The integration of all M&A projects progressed smoothly and all reached the growth expectations.

Net profit attributable to owners increased 33.4%

- Revenue increased by 53.6% to RMB 3,162.9 million;
- Net profit attributable to owners increased by 33.4% to RMB 377.4 million;
- Net cash inflow from operating activities reached RMB134.4 million, recorded positive net cash from operating activities.

A balanced business structure, a stabled segments gross margin

- Property management services: gross margin 23.5%, +0.8pct. HOH, 54.8% proportion;
- Community value-added services: gross margin 42.6%, -0.9pct. HOH, 28.6% proportion;
- Non-property owner value-added services gross margin 22.5%, +6.3pcts. HOH, 15.0% proportion.

Results Highlights in 2022 Interim



Active service + Comprehensive employment

- Housekeeper as center, analysis complains, active service, improve the quality of service;
- 258 projects used comprehensive employment system, fine operation, efficiency improved.



Lay a solid foundation for Ecosystem Improve digital operations

- Optimize the development strategy of ecosystem, stable as the second largest source of profits;
- Digital operation level continues to improve, a number of business processes online, fully realize the integration of business and accounting.



Improve efficiency, be the most tenacity team

- Optimize organization and improve efficiency simulatively;
- Aim to build a strong team, 300 graduates start orientation week;
- SG&A expense drop 1.5 pct. Yoy.



Social responsibility, outstanding performance in combat the epidemic

- Support owners living under epidemic;
- Organized 8 volunteers support Shanghai mobile cabin hospital;
- Award 39 stuffs and 104 teams for good perform in combat Covid-19.

2

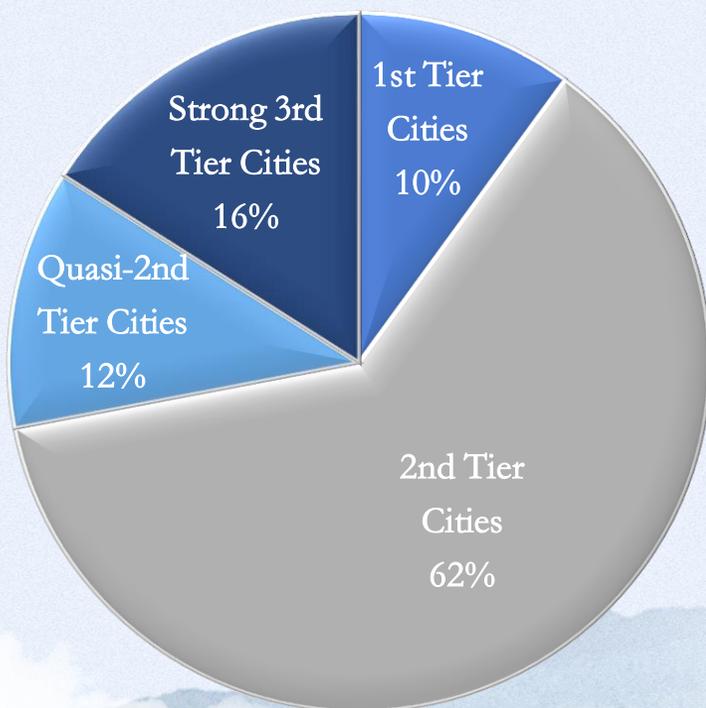
Business Review



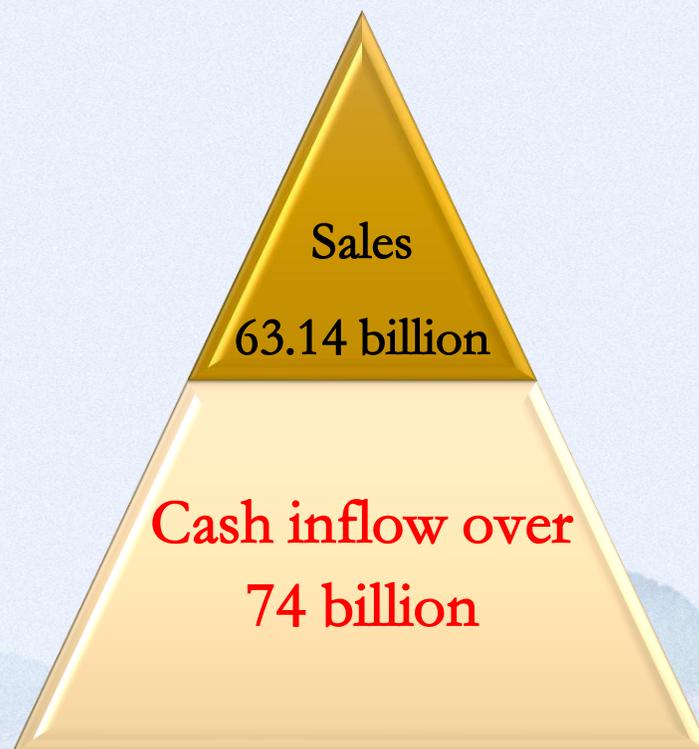
1. CIFI Holdings: Stable operation, demonstration private real estate firm

- Aggregate contracted sales cash inflow exceeding RMB74 billion from January to June 2022; Group maintained stable gross profit margin, and expect to recorded positive net cash from operating activities;
- The urban layout in high-tier cities, with approximately 84% of saleable resources located in 1st ,2nd and quasi-2nd tier cities;
- The very first “Transparent factory” , 40,000 houses were delivered as promised in first half of the year.

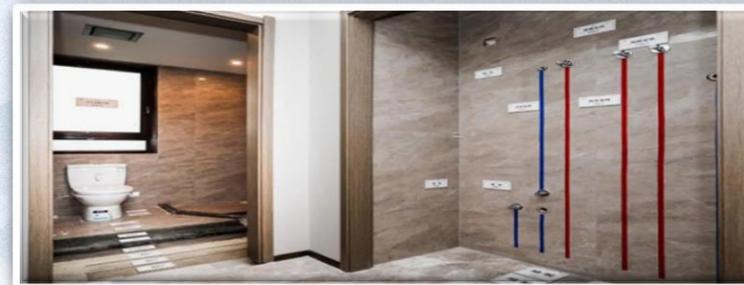
Proportion of Saleable Resources (%)



Half year contract sales & cash inflow amount — *Receivable sales*



Cifi Transparent factory



1. CIFI Holdings: **positive net cash from operating activities, financed over 4.6 billion yuan**

- **Positive net cash from operating activities;**
- Financing capacity of private enterprises leading, mainstream banks to total continuous support.

Offshore USD bonds

Jan 2022, company issued **GREEN Bonds** at the beg of this year.

Amount: **150 million USD**

Interest rate: 4.45%

Period: 4.5yrs

Onshore medium-term notes

Onshore inter-bank on hand credit line first time 500million
The first medium-term note issued at Mar.

Amount: **1billion RMB**

Interest rate: 4.75%

Period: 2+2yrs

Credit lines

On hand credit line increased compares with FY2021

On hand credit line **>200 billion**

Offshore Convertible Bonds

April 2022, company issued convertible bonds

Amount: **2545 million HKD**

Interest rate: 6.95%

Onshore corporate bonds

With the support of the CSRC and the stock exchange, the company successfully issued corporate bonds and created credit protection tools for the first time at June

Amount : **500million RMB**

Interest rate : 5.5%

Period : 2+2yrs

1. CIFI Holdings: Dynamic ecology, help future growth

- CIFI Construction Management acquired 35 projects;
- CIFI real estate + business gradually mature, Agent construction and other businesses continue to bring new development opportunities for Ever Sunshine.

CIFI Construction Management



CIFI Lingyu



CIFI Education



CIFI Commercial



2. Great corporate governance, protect shareholder interest

- **Great shareholder structure:** CIFI Holdings + Lin's family + Management team + Public shareholders;
- 2022 from Jan. to Aug., company accumulated share buyback 14 times, directors increase shareholding 5 times, demonstrate development confidence;
- The very first time payout **Interim dividend** with payout ratio 30%.

Diversified shareholder structure

Spectron Enterprises
23.19%

• CIFI Holdings

Elite Force Development
20.71%

• Lin's family

Management team 10.83%

• Best Legend (incentive) 7.86%
• CEO-Zhou Hongbin 2.89%

Public Shareholders
45.35%

Share buyback+ increase shareholdings

- ◆ 2022 from Jan. to Aug. , company accumulated share buyback **14 times**;
- ◆ Directors increase shares **5 times**.

Interim dividend

- ◆ First time payout interim dividend, **payout ratio 30% RMB 113 million**;
- ◆ In past 3 years (not include this time) distributed **over 375 million** overall.

3. effective expansion: focus in 10 key region & 100 cities

Contracted GFA of **291** mn sq.m. Up **33%** yoy

GFA under management of **208** mn sq.m Up **60%** yoy

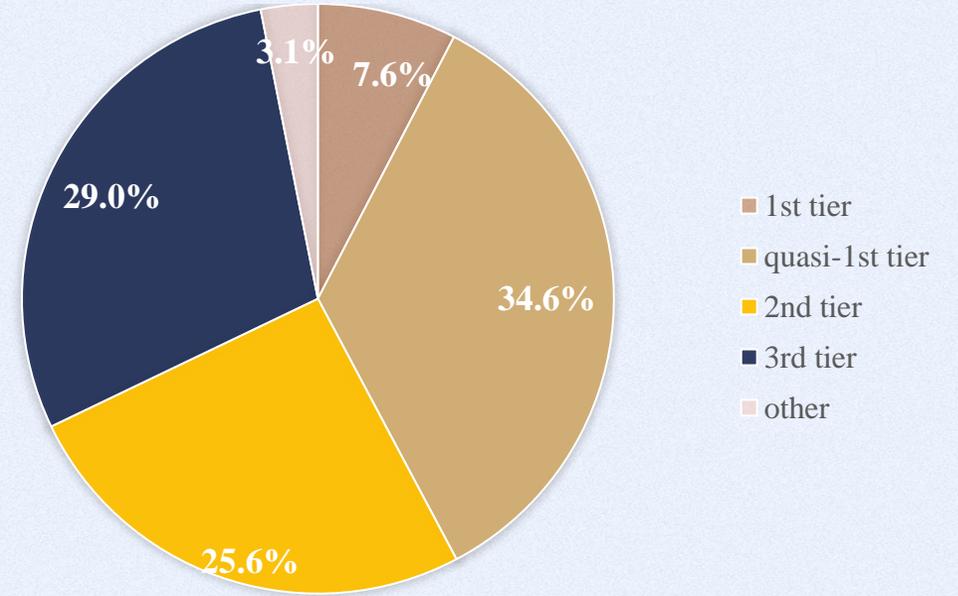
1471 contracted projects Up **16%** yoy

1113 projects under management Up **42%** yoy

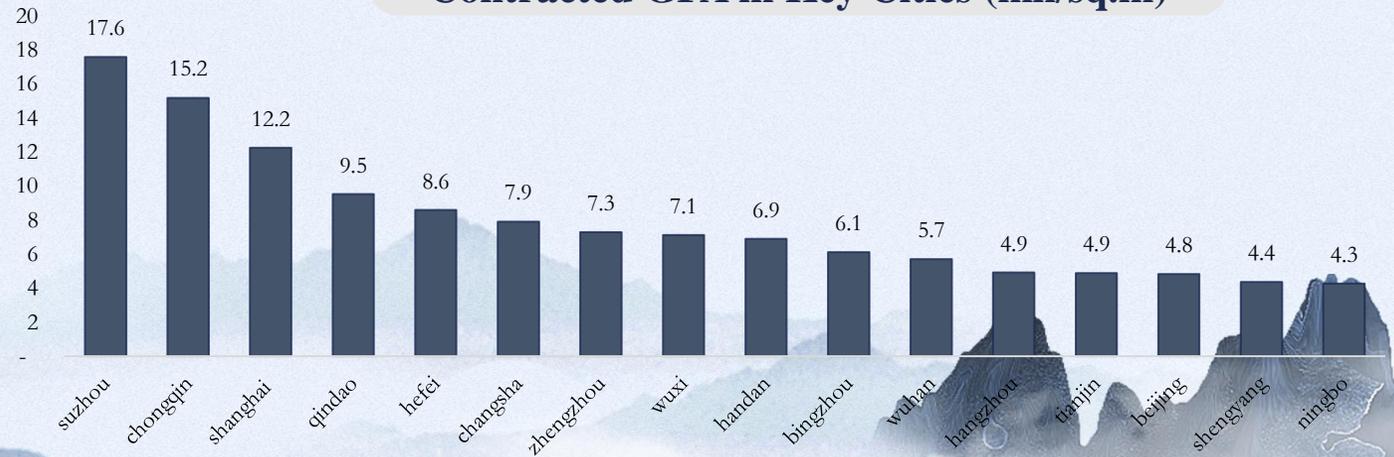
Business presence extended to **117** cities Up **3%** yoy

Serving **640** thousand households Up **31%** yoy

Stay focus in high-tier cities

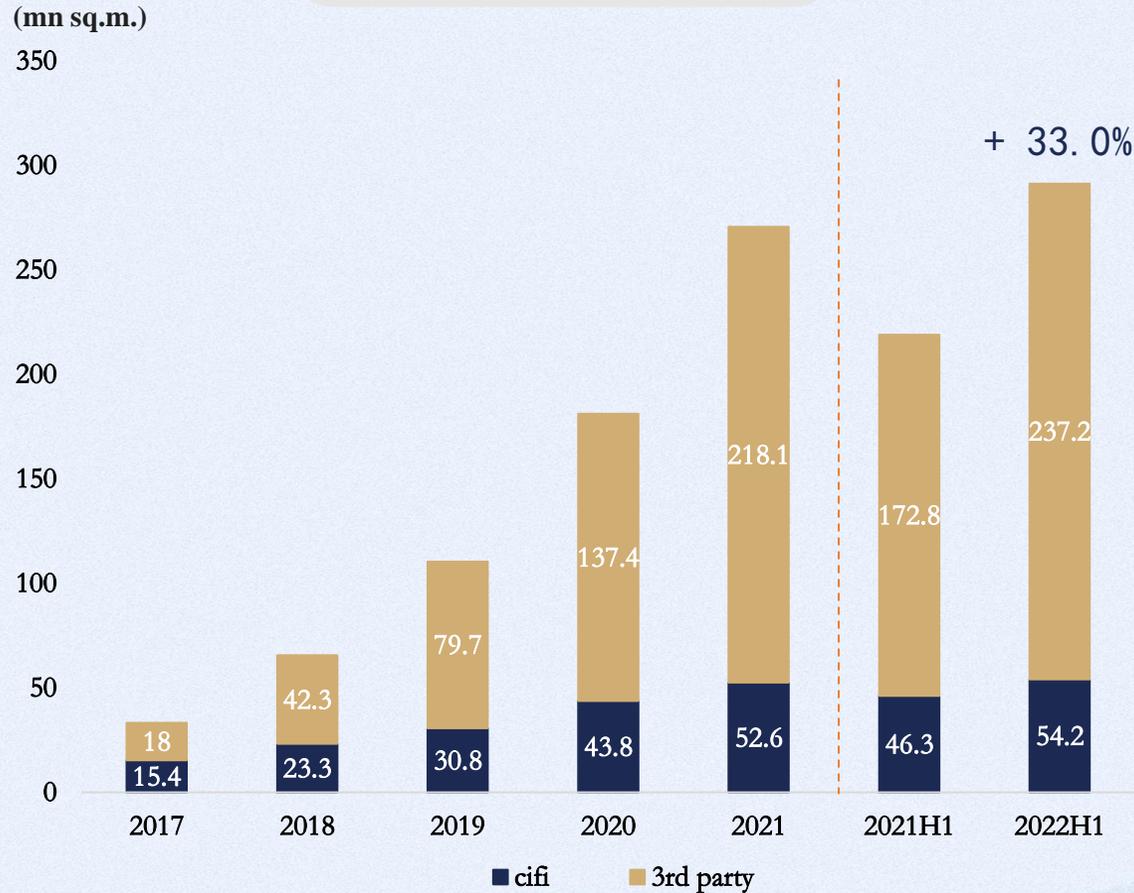


Contracted GFA in Key Cities (mn/sq.m)

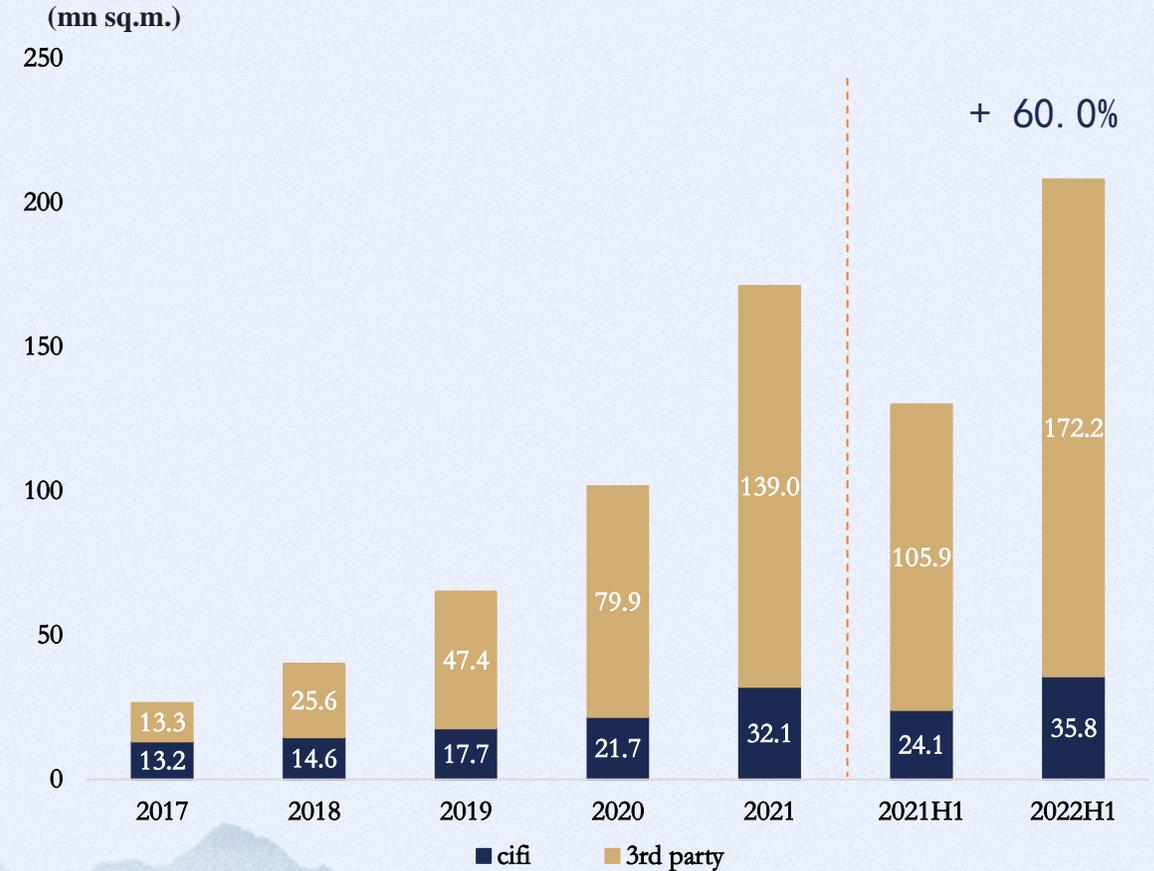


3. effective expansion: independent growth, 3rd party contribute nearly 80%

Total Contracted GFA



Total GFA under management

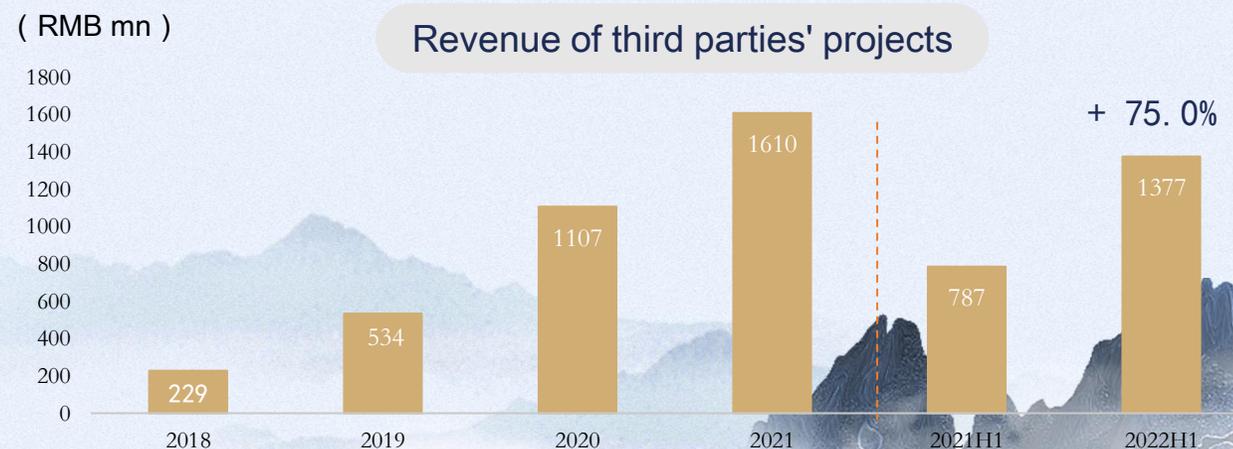


CIFI Group: include properties solely developed by CIFI Group and properties that CIFI Group jointly developed with other property developers (CIFI Group held controlling interests in such properties).

Third-parties: refer to properties solely developed by third-party developers independent from CIFI Group, as well as properties jointly developed by CIFI Group and other property developers (CIFI Group did not hold controlling interests in such property projects).

3. effective expansion: annualized contract value of newly obtained projects through third-party expansion reached RMB 571 million

- Newly acquired from 3rd party bidden over 20million sq.m., annualized contract value reached 571 million yuan, ;
- Despite the impact of a large-scale epidemic, annualized contract value is still basically the same as that of the same period last year;



3. effective expansion: integration effect post M&A achieved expectation

Project Name	Type	Profit Achievement	Exceeding expected integration
Qingdao Yayuan	 Commercial	Strong bet revenue & profit	<ul style="list-style-type: none"> Improved corporate governance, maintained high team vitality; Collection rate remains high.
Qingdao Yinshengtai	 Residential	Bet revenue & profit	<ul style="list-style-type: none"> Highly integrated with ES local team; Complete the system online to improve efficiency.
Xiangjiang	 Public buildings	Strong bet revenue & profit	<ul style="list-style-type: none"> Highly integrated with ES local team, improved public construction service capability; Mutual incentive mechanism, linkage bidding;
Huaxi Xin'an	 building complex	Bet revenue & profit	<ul style="list-style-type: none"> Benchmarking project enhanced brand reputation, output high-end venue management; Collection rate remains high;

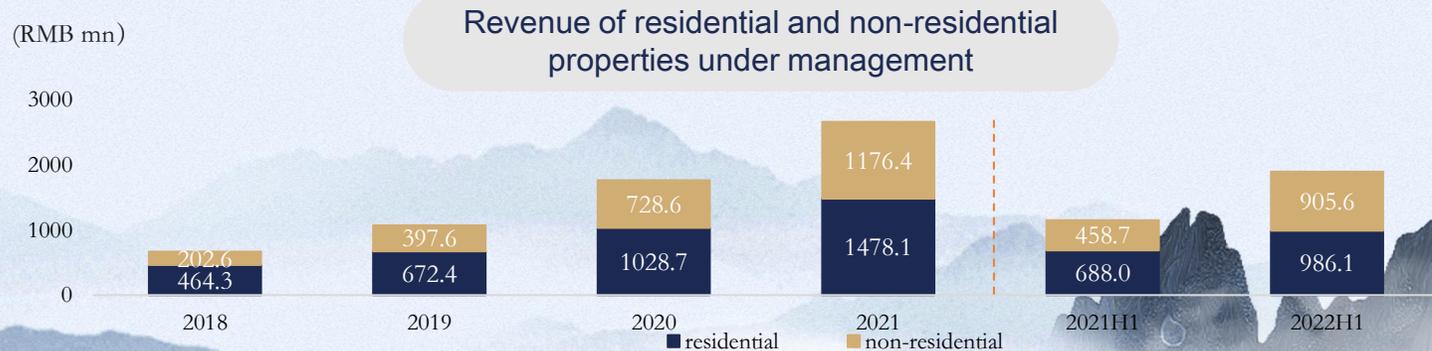
3. effective expansion: integration effect post M&A achieved expectation 旭辉永升服务 G E N E R A L S E R V I C E

Project Name	Type	Profit Achievement	Exceeding expected integration
Shandong XinJian	Logistics park	Bet revenue & profit	<ul style="list-style-type: none"> Acquired by acquired firm Yinshengtai; Establish incentive mechanism, complete online system; Give full play to the brand advantages of the industrial park to expand
Meizhong Environment	City service	Bet revenue & profit	<ul style="list-style-type: none"> 3rd party bidden newly acquired 8 project; Complete the system online to improve efficiency.
Shanghai Macalline	Home store	Bet revenue & profit	<ul style="list-style-type: none"> External development team construction; 1H22, added 4 external expansion projects; New services business explored.
Zhengzhou Jinyi	Residential	Strong bet revenue & profit	<ul style="list-style-type: none"> Highly integrated with ES local team; Complete the system online to improve efficiency.

4. Consolidate the advantages of diversified property type

Build a complete non residential property system:

- Commercial office services (commercial, office buildings, industrial parks): improve the commercial value of property ;
- Government enterprise services (administrative organs and enterprise logistics): improve customer business efficiency and maintain asset value ;
- Public services (schools, hospitals, public venues, etc.): improve the perception of on-site services ;
- Urban services (comprehensive pipe gallery, sanitation and greening, river treatment, etc.): improve the people's happiness .

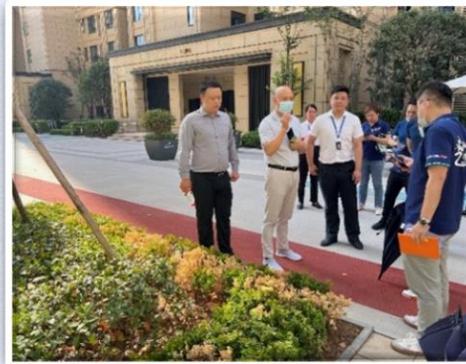


5. Active service, fine operation, build customer - oriented high-quality operation system

- Focus on housekeepers, help them to increase ability, optimize tools, support housekeepers provides better services;
- Focus on complaint, analyze, find the true demand, help team optimal management;
- Fine operation, efficiency improved.

Comprehensive employment system *-improve efficiency*

- Projects exploration & analyze;
- One project, one file;
- Implement project scheme;
- Improve the resetting mechanism.



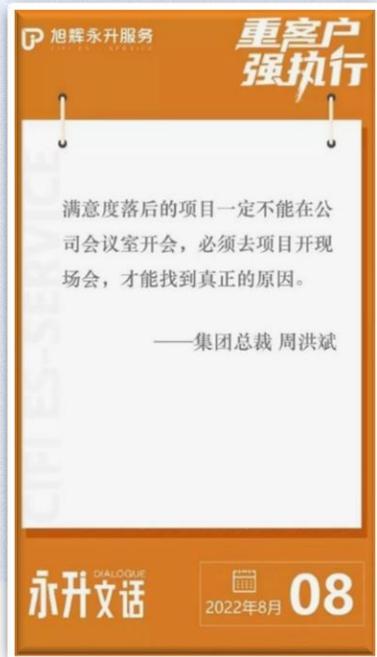
CEO exploration projects

Fine operation *-improve quality*

- Standard operation;
- Strong service system support;
- Supplier management;
- Brand community activities;
- Intellectualized reconstruction.



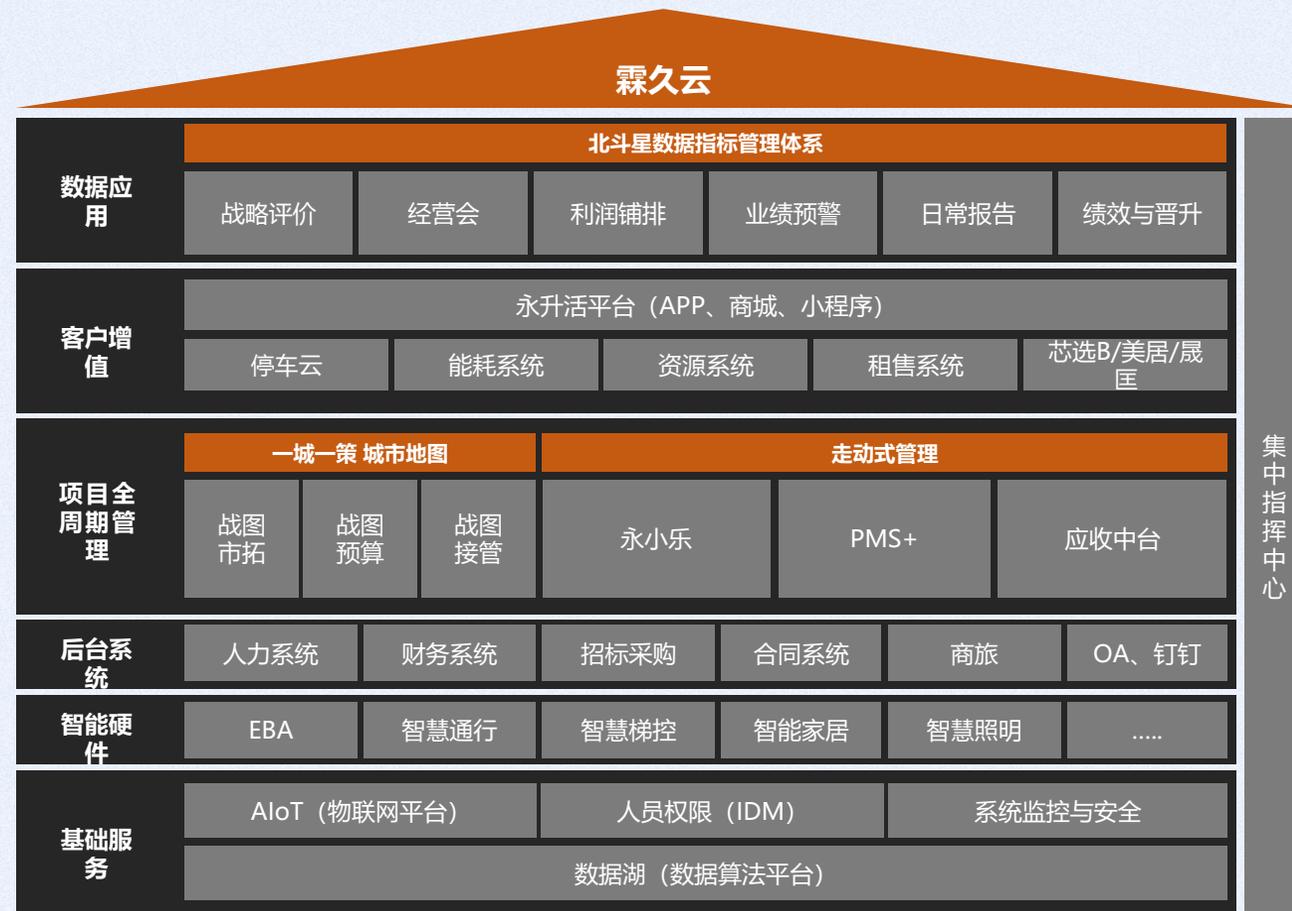
Home services training



6. Comprehensive digital revolution: promote business restructure via technology

Digital platform construction:

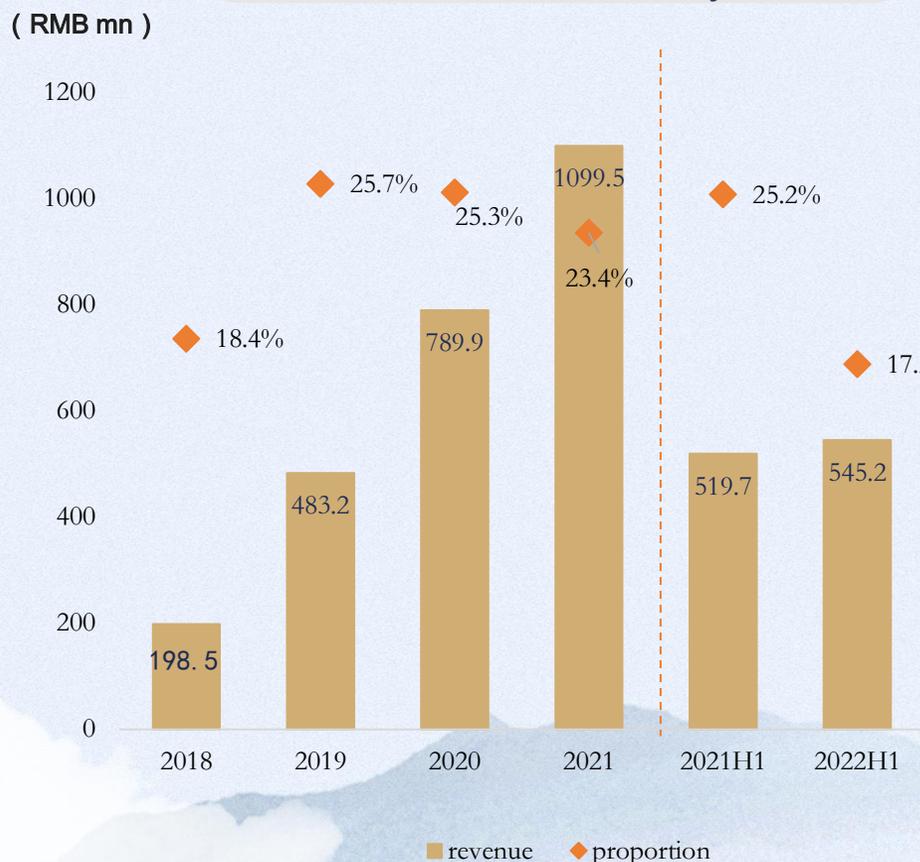
- Realize the online management of the whole process of market expansion;
- The BU business system is fully online, realize the integration of industry and finance;
- Online management meeting and automatic generation of data report;
- empowers Butler to realize ambulatory management;
- The energy consumption platform is fully online to realize the unified billing of customers;
- The pilot implementation of Linjiu unattended software and hardware integration scheme has led the industry in cost efficiency.



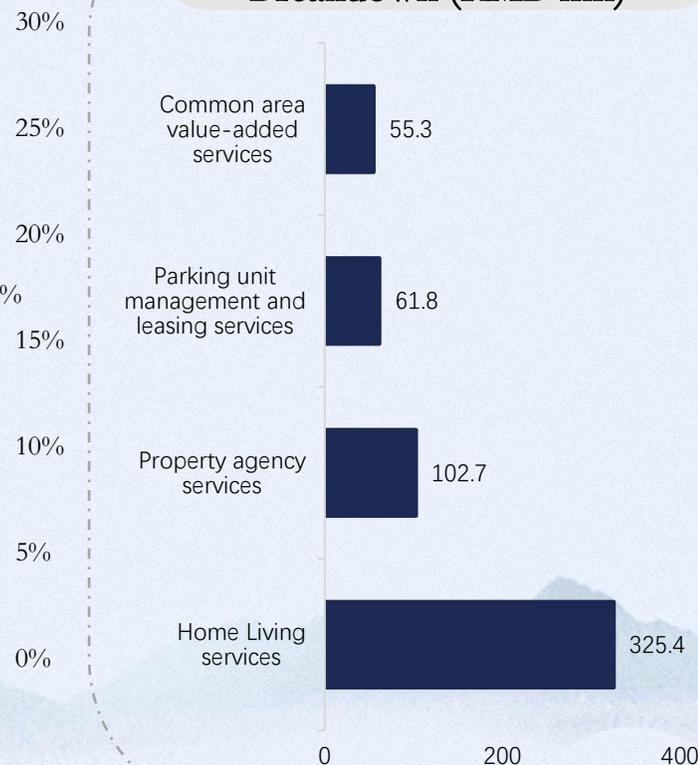
7. Community value-added services: the company's second profit contributor

- The rapidly expanding area has laid the foundation for the development of community value-added services.;
- Under the platform + ecological strategy, high viscosity and efficient reach jointly improve community value-added services.;
- Service productization, ecological product supply capacity is increasingly rich.

Revenue of Community VAS



Revenue of Community VAS Breakdown (RMB mn)



Value-added services in public areas:

- Public area operation, such as elevator advertising, site leasing.

Parking space management and rental services :

- The revenue recorded is for temporary parking and parking space rental business.

Property agency services :

- With no advertising, no shop low-cost operation mode, to provide owners with full life cycle services of assets ;
- Business includes housing rental, housing trusteeship, parking agency sales, etc

Home living services :

- The core business BU, send wings to better and wider touch to meet the common needs of owners ;
- Main business contents include: Mercure BU, house repair BU (for owners), home service project BU (community business), etc

8. Strong team: Per capita efficiency improved, per capita income increased

Encourage resources to be inclined to the front line staff:

- Salary adjustment covers 1/3 of front-line and 1/4 of platform employees;
- 72% of salary adjustment resources are spent on frontline staff;
- Real-time incentive 3400 employees, frontline staff proportion 94%.

The effect of employee income increase is emerging, and the successful experience can be replicated:

- TOP100 increase threshold more than 2000 yuan;
- The proportion of regional first-line revenue increase exceeded 7%;
- Home service became the main driver of revenue growth, contributing more than 53%



8. Strong team: Build consensus, strengthen cultural identity and enhance loyalty

- Link all staff, build consensus, drive business growth;
- Establish fair and high transparency culture mechanism;
- Employee benefit in various way, create high identity.

5/10/15/20 Anniversary

>4800 Cifi-Esers

300 Graduates

424 staff received long service honors

Joined employee Mutual Aid Association

Start orientation week

- Loyalty -

- Warm -

- Youth -



9. Social responsibility, outstanding performance in combat the epidemic

- On April 12, 2022, eight volunteers formed the first pioneer team to assist the Shanghai cube hospital;
- On June 2, 2022, we held the anti-epidemic Pioneer Recognition Conference (online), awarding 39 advanced individuals and 104 teams.



旭辉永升服务 | 华东区域

住在方舱医院11天, 我是患者也是志愿者

上海项目一名“90后”秩序小伙

4月18日, 南汇方舱有许多名患者出院, 上海项目一名“90后”秩序小伙就是其中一名。4月8日晚入住方舱, 4月9日清晨申请成为志愿者, 统计人数、派送一日三餐、派送各类用具, 组织人员进行核酸检测。

以下是他的讲述

4月7日我收到核酸阳性的通知, 说要被接走隔离。当时心情瞬间很沉重, 很难受。

4月8日我跟同事一共4人一起被转运至南汇方舱, 刚抵达时, 内心充满了恐惧、担忧、焦虑。好在公司体谅员工, 期间不断有人打电话关心, 这才使得隔离期间那颗悬着的心终于有了一个安放的地方。。。。。

4月9日清晨, 我被一阵阵嘈杂声吵醒, 出门查看, 发现现场秩序一片混乱, 此时一个微弱的声音传出: “有没有愿意做志愿者的?” 人群瞬间安静了不少, 但没有一个人愿意站出来的, 这时我跟同事秩序小伙“00后”站了出来, 我想作为永升的一员, 我们此刻应该站出来!

万事开头难, 当日我们拎着袋子分发早饭的时候, 部分人聚集过来哄抢食物, 场面一度混乱, 我们四名志愿者迅速组成“人肉墙”, 引导安抚他们激动的情绪, 接着不少人也纷纷站了出来帮助制止哄抢食物, 我也由开始的愤怒变成了感动。我们随即讲明规则, 优先确保老人跟孩子能第一时间吃上热乎饭前提下, 保证派发到每个人手上, 后来不断有人安慰说: “你们做的很好, 大家都看在眼里”。这一刻, 我开心地笑了!

在接下来治疗期间, 我跟同事“00后”始终保持积极的心态, 每日统计新入住患者人员数量、派送一日三餐、派送各类用具, 组织人员进行核酸检测。看着在我们志愿者的组织下, 一切变得井然有序, 就觉得一切都值了。

4月12日, 迎来我们在方舱医院的第一次核酸检测, 一起来的4位伙伴中就我一个人检测结果为阴性。按方舱要求, 阴性的患者次日需要进行核酸复测, 如果第二次结果还是阴性, 就可以选择通知居委或者项目离开这里。但当时, 我没选择去做, 下意识想到多留几天照顾我的同伴, 安抚他们。同日下午, 公司为我的同事一个回族小姑娘送来了物资, 因为饮食习惯, 很多食物不能吃, 只能吃些白米饭, 挺令人心疼的, 真的感谢公司想尽办法为她送来了方便面、饼干、苹果、香蕉等食物。

后面中间陆续安排了集体核酸检测, 4月17日上午, 我们3位伙伴都接到可以出院的通知, 周围人还挺羡慕的。

这次疫情, 经历了很多, 被封在项目一个月了, 每天忙碌着, 虽然很辛苦, 虽然每天住在地下室, 但是大家真的很努力。

疫情不可怕, 只要大家齐心协力, 都会过去的, 办法总比困难多! 我相信在不久的将来, 我们都会全部康复, 早日回归团队! 加油!



3

Financial Highlights



1. Grow as scheduled, keep stable and healthy Pace

53.6%

35.8%

33.4%

8.4%

134.4million

43.6%

- Huge increase in **Revenue**, reached **RMB3,162.9 Million**

- Huge increase in **Profit** reached **RMB 437.4 Million**

- Huge increase in **Profit attributable to owners of the Company**, reached **RMB 377.4 Million**

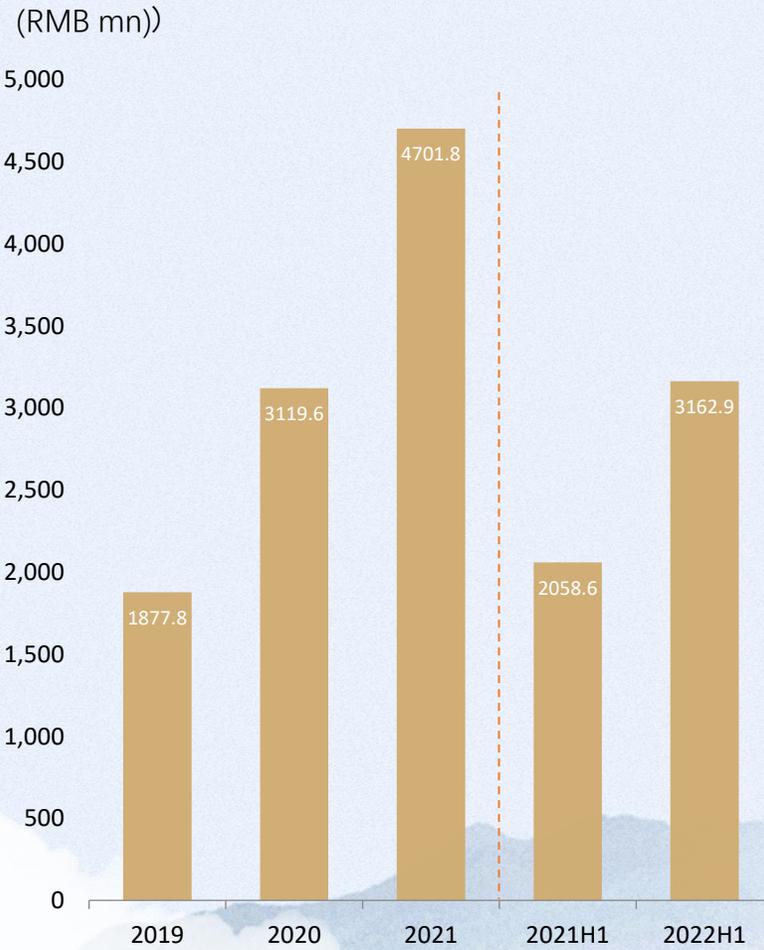
- The **percentage of SG&A expenses** drop **1.5 pct yoy**

- **Positive Net cash inflow** from operating activities

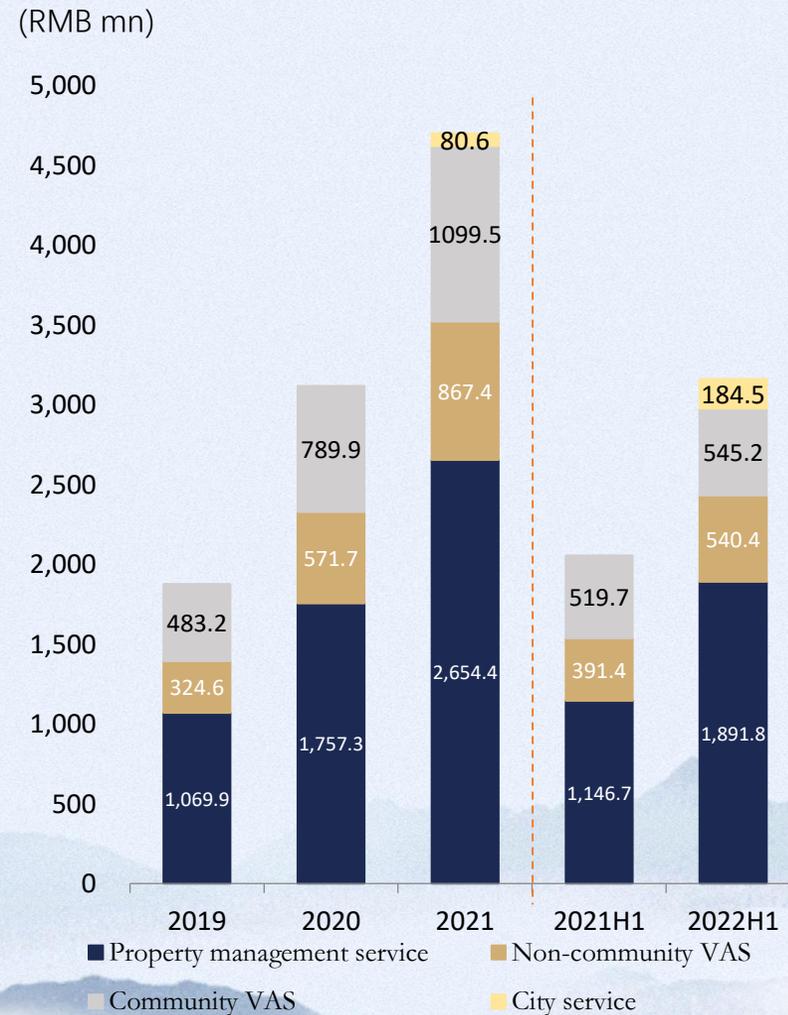
- Two types of **VAS** accounted for **43.6%** of total gross profit

2. Huge increase in diversified topline with new business line added

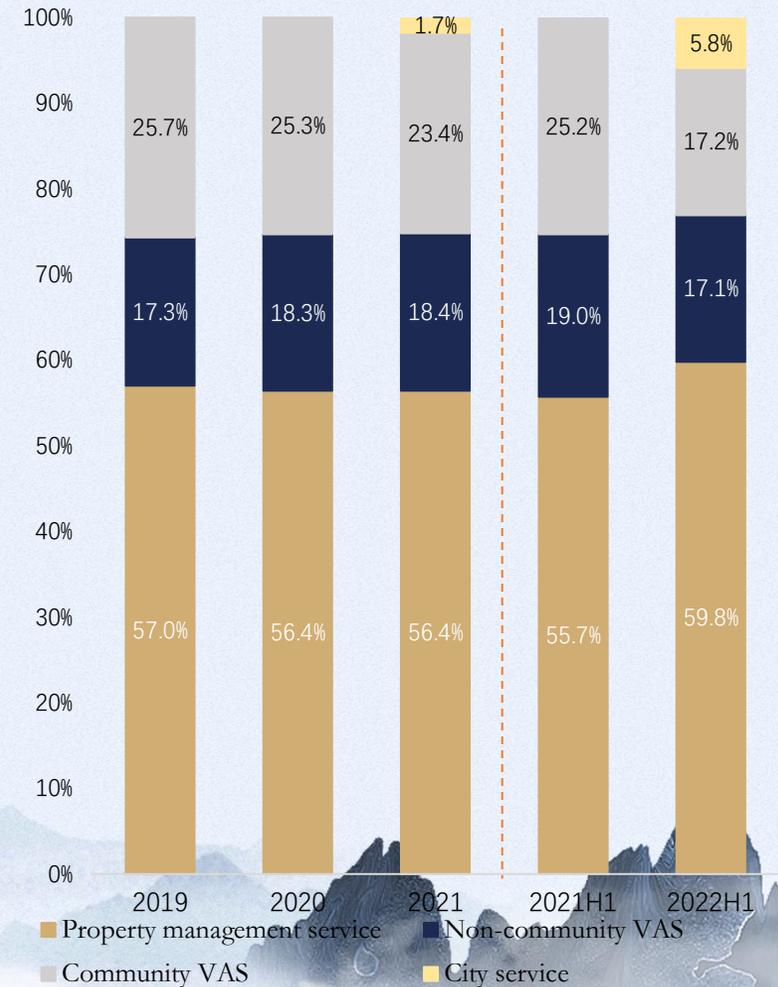
Revenue



Revenue breakdown



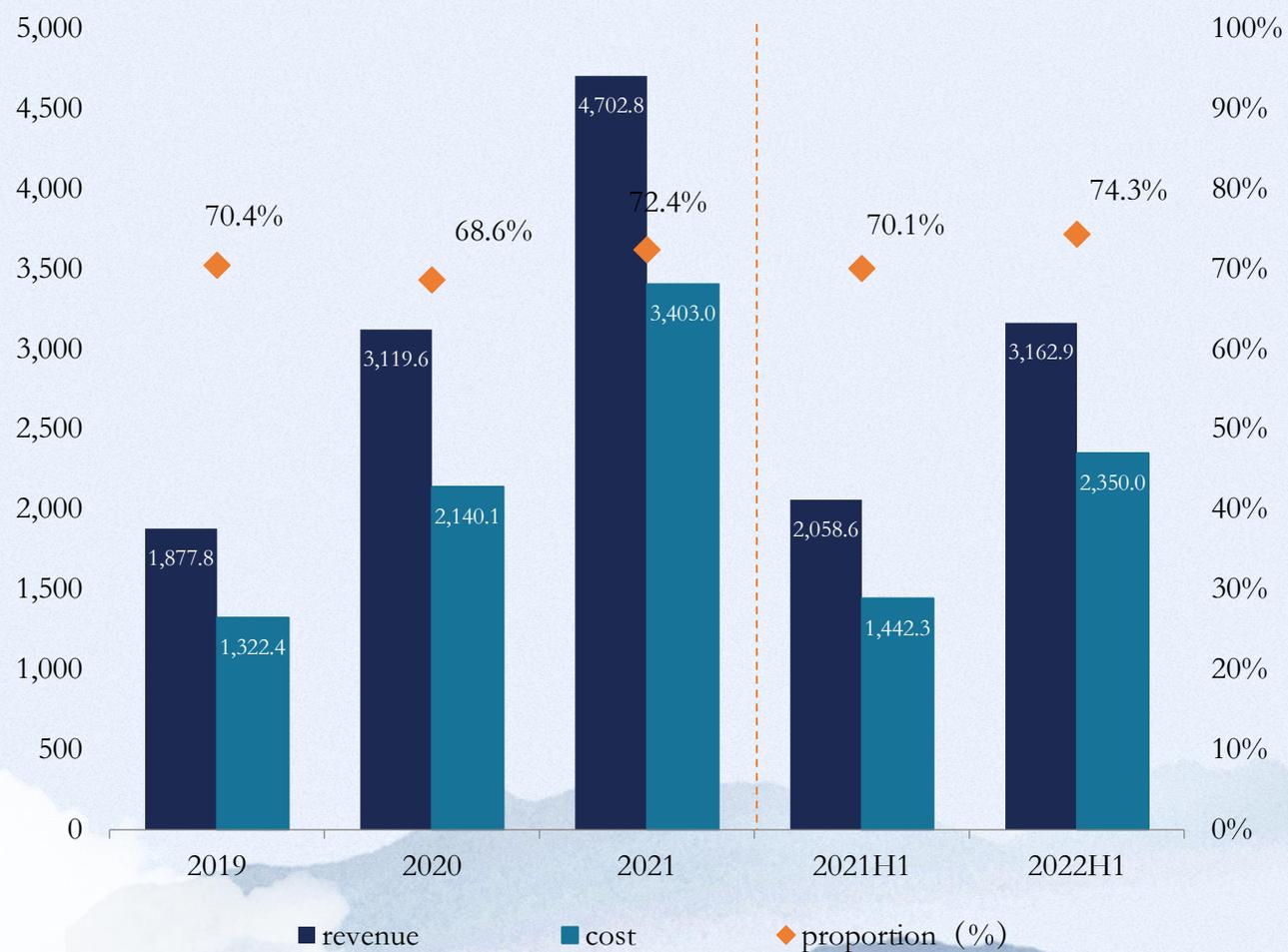
Portion of Revenue (%)



3. Adhere to the principle of quality first, keep reasonable profit

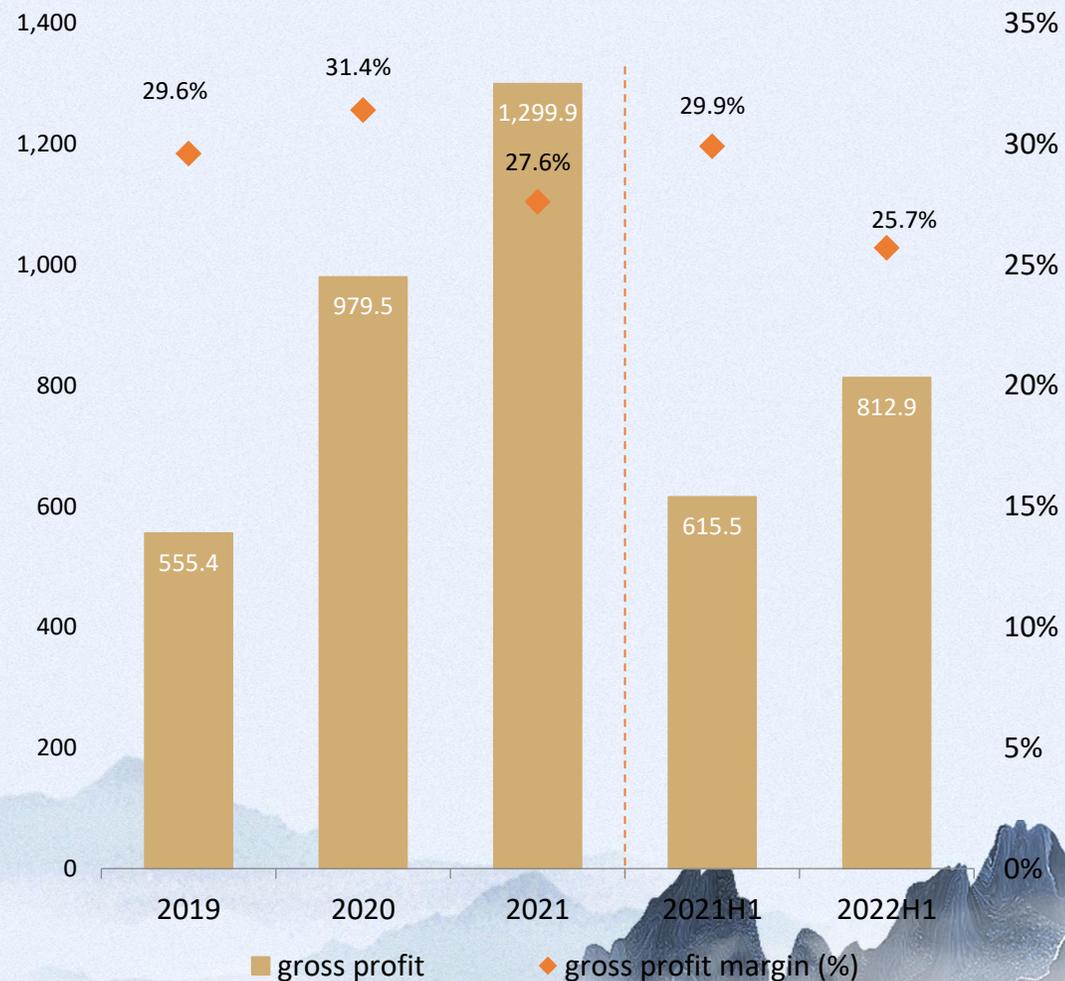
Cost of sales (%)

(RMB mn)



Gross profit and Margin

(RMB mn)

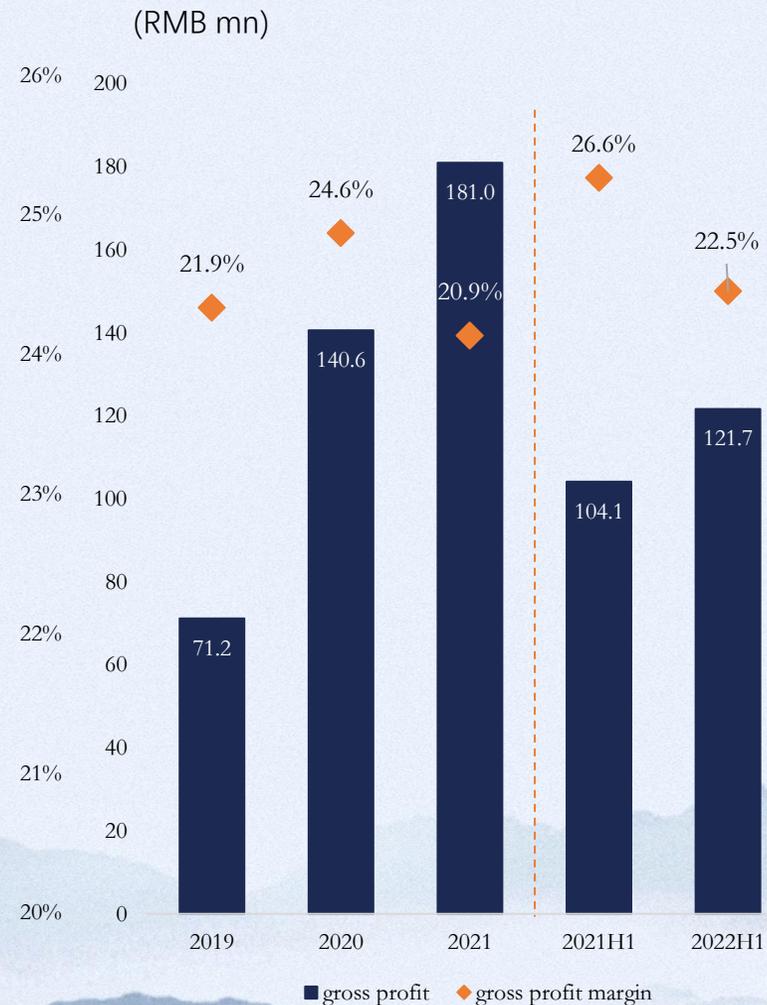


3. Gross profit margin remaine at a reasonable and healthy level

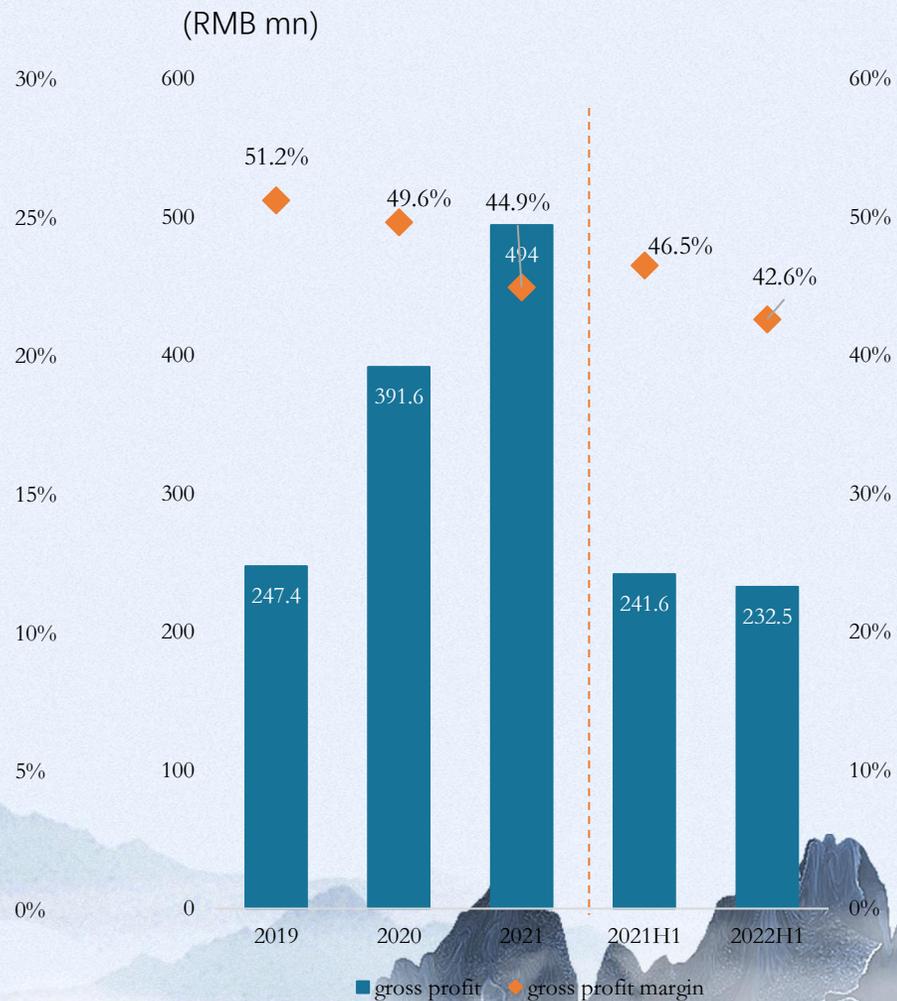
Property Management Services



Non-property owner value added services

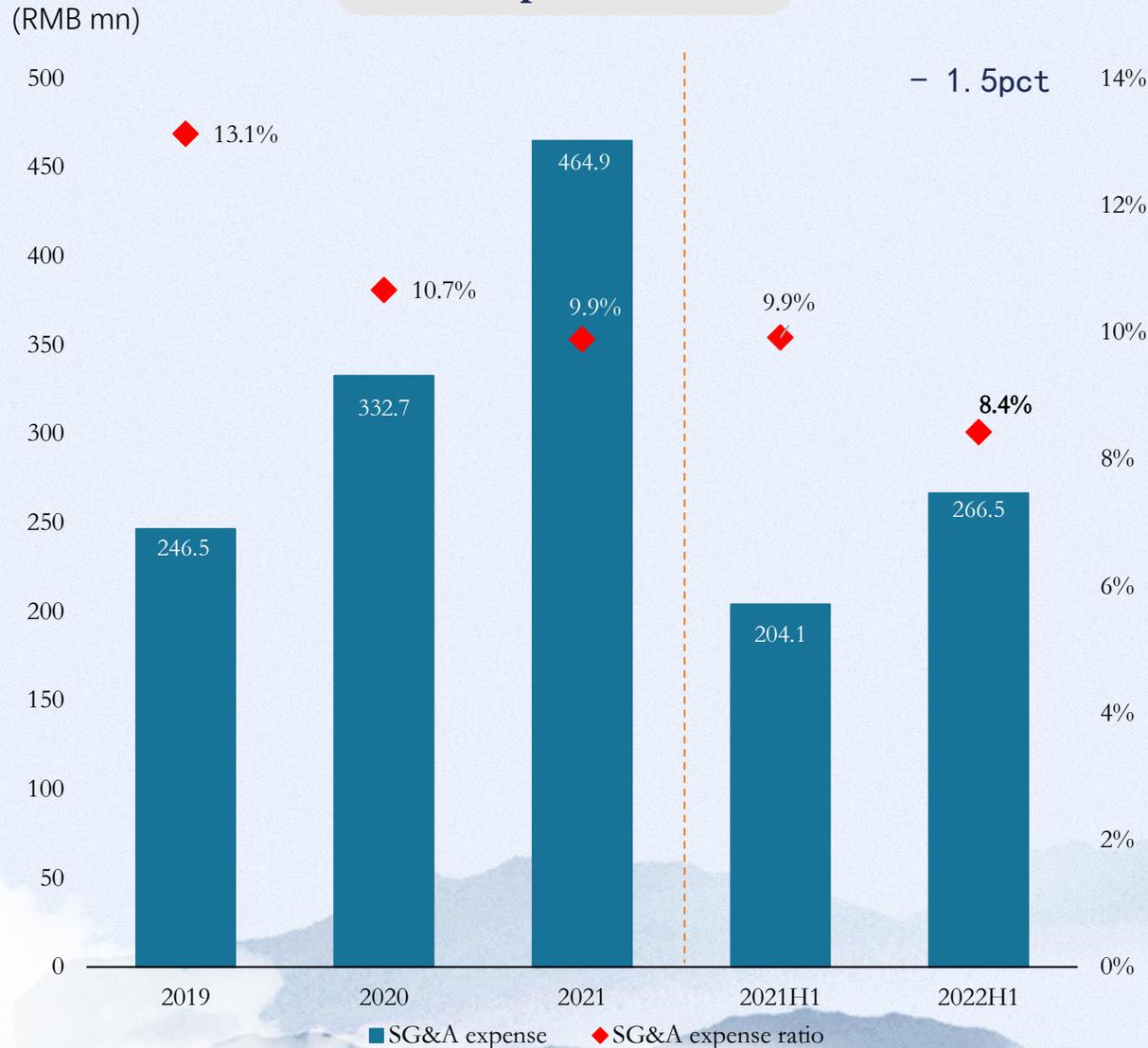


Community value-added services

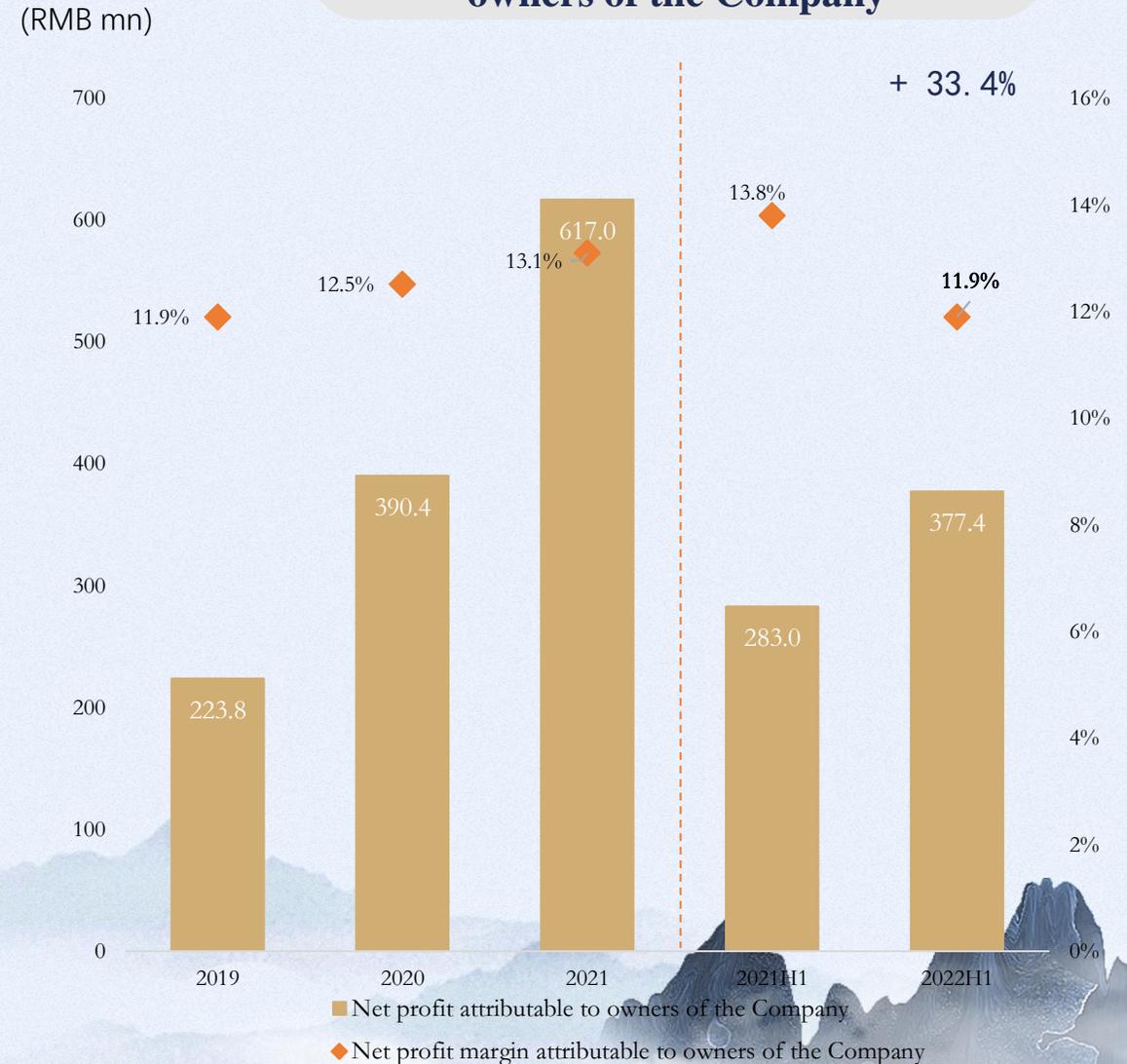


4. Management efficiency continued to improve, expense ratio decreased, net profit margin maintain healthy

SG&A expenses & ratio



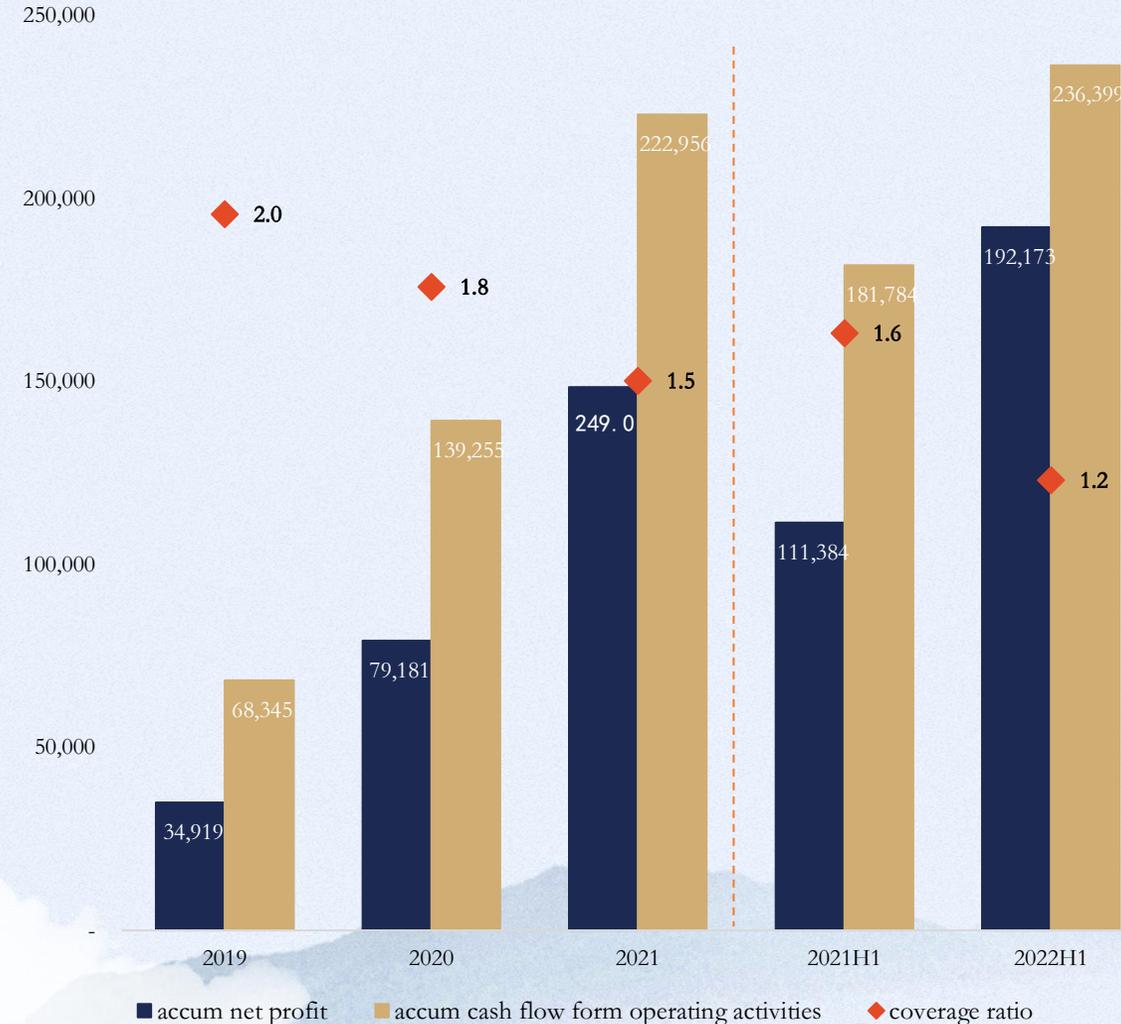
Net profit & margin attribute to owners of the Company



5. Positive net cash generating from operating activities, Abundant cash in hand

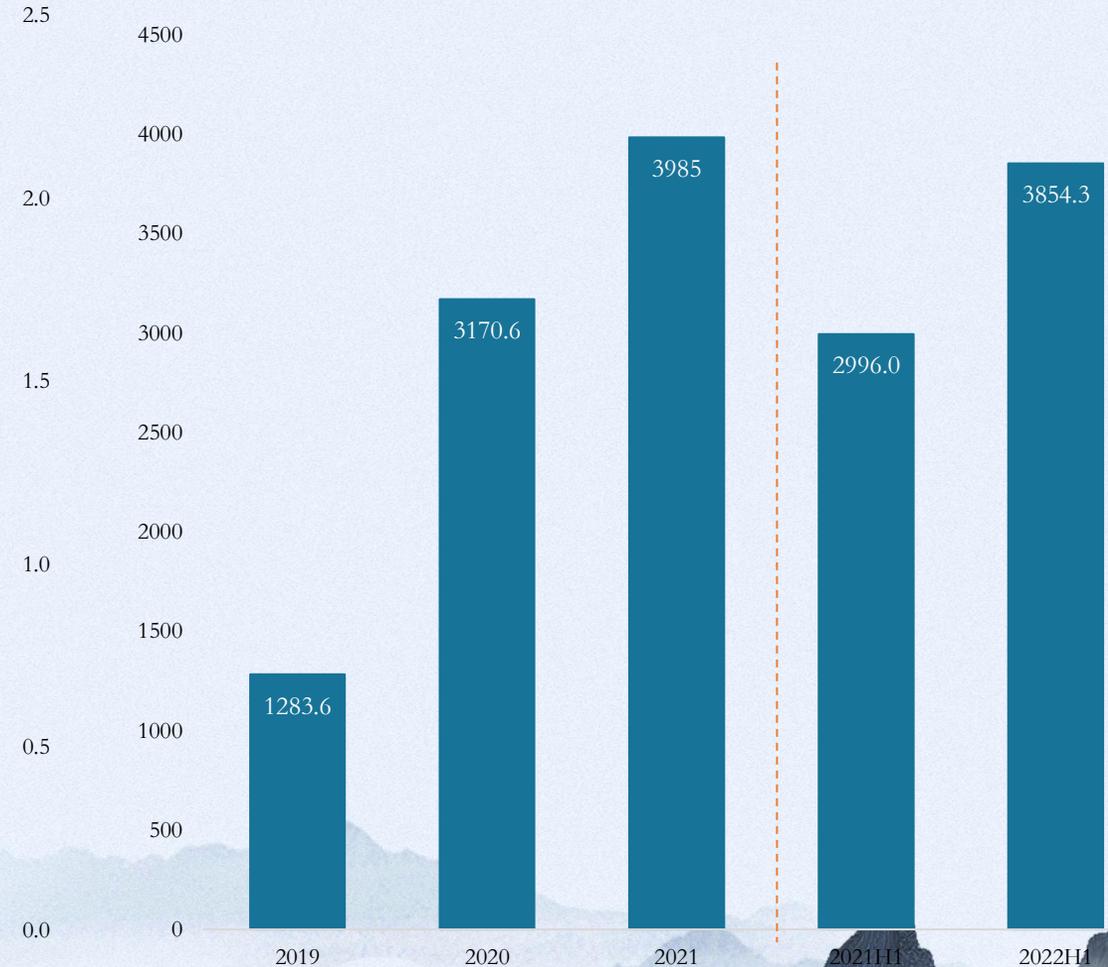
Accumulated cash generated from operating was 1.2 X cover accum. net profit*

(RMB mn)



Cash and cash equivalents

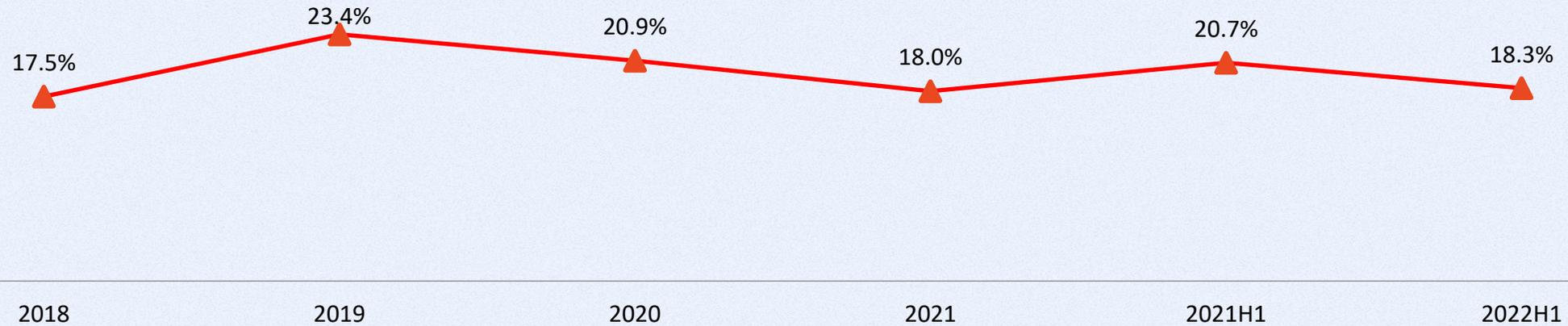
(RMB mn)



* Since 2019

6. First time announce interim dividend, Firmly safeguard the interests of shareholders

ROE



Dividend Payout Record



- Announce to distribute a dividend in aggregate amount of RMB113.1 million for 2021 with the dividend payout ratio of 30%
- Distributed a dividend in aggregate amount of RMB185.1 million for 2021 with the dividend payout ratio of 30%
- Distributed a dividend in aggregate amount of RMB117.1 million for 2020 with the dividend payout ratio of 30%
- Distributed a dividend in aggregate amount of RMB73.1 million for 2019 with the dividend payout ratio of 30%
- Distributed a dividend in aggregate amount of RMB30.1 million for 2018 with the dividend payout ratio of 30%



4

OUTLOOK



1. Industry outlook : Current Cloud will not cover golden value

- The industrial value of property management is still increasing, and the great tide of property management is still in progress.
- The direction of policy support has not changed, and the role of property + life service + grassroots governance has become more prominent.
- The real estate regulation squeezes the growth space in the short term, but brings the independent development opportunity of the industry in the long term, and accelerates the marketization process.
- Technology empowerment, urban cultivation and service transformation have been widely valued.
- From extensive management to fine operation transformation is imperative.
- What really wins is reputation, service force namely brand force.
- With the completion of the listing of the head enterprises, the entire industry capitalization process came to an end, the return of value, with long-distance ability of enterprises win.

2. Strategy: Fighting under sunshine and moving forward resolutely

- Create customer value, effective scale, competitive cost, human sustainable profit.
- Compare the pursuit in peacetime and the red line in wartime.
- Adhere to the platform + ecological strategy , five years ten times growth , with strong connections but keep dependent, four-wheel driving , doing something and do not do something , staff-oriented development.
- Close attention to service capabilities: implement a beautiful life model, comprehensively create a 37-degree space, take dual butlers as the core service system, build a service culture with reporting and complaints as the starting point, build an excellent team where everyone is a service expert, and increase the income of the employees enabled by professionals.
- Digital Rebirth: Management/Service/ Organization/business Model Rebirth.
- Firmly "six major battles" for 22 years: scale warfare, brand warfare, operation warfare, ecological warfare, organizational warfare, and technological warfare.

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