

业务通讯—天誉置业（00059.HK）

2019年四季度

一、成功增发1.69亿美元债

2019年9月9日及11月14日，公司分别增发美元债1亿及6900万美元，年利率均为13%，及均为平价发行，圆满完成2019年3亿美元债发行计划。

二、2019年四季度土地并购概况

2019年4季度，天誉置业共收购3幅地块，总楼面面积约93万平方米，收购资金19亿元，平均楼面价为人民币2148元/平方米。具体情况如下表：

编号	月份	城市	项目名称	权益 (%)	计容总楼面面积 (万平方米)	计容应占楼面面积 (万平方米)	收购金额 (人民币 百万元)
1	10月	云南昆明	昆明安宁智慧城项目	90%	37.9	34.1	392
2	11月	重庆璧山	重庆璧山众泰地块项目	100%	33.4	33.4	650
3	12月	珠海坪沙	珠海金湾项目	100%	22.0	22.0	880
合计					93.3	89.5	1,922

备注：2019年公司通过土地一级市场摘牌及二级市场并购方式，累计获得7个新项目，总建面约248万平米，同比2018年增幅为67%。累计并购资金30亿元，平均楼面价为1344元每平方米，并在惠阳获得一个16万平方米的代建项目，为公司首个品牌管理输出项目。

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Newsletter—Skyfame Realty (00059.HK)

2019 Q4

I . Successful Tap Issuance of Notes Amounted USD169 Million

The first tap issuance of USD100 million notes on 9 September 2019 and the second tap issuance of USD69 million notes on 14 November 2019 successfully completed. Both are at an annual interest rate of 13% and at par value as issuing price. Such tap issuance help the Company successfully reach the target of issuing USD300 million Notes in 2019.

II. Summary of Land Acquisition in Quarter 4, 2019

In the fourth quarter of 2019, the Company acquired about a total GFA of 930,000 sq.m., consisting of 3 pieces of land at a total consideration of RMB1900 million. The average floor price is RMB 2148 per sq.m.. Further information is listed below:

No.	Month	City	Project Name	Equity Share (%)	Total Plot GFA (sq.m.)	Attributable GFA (sq.m.)	Acquisition Price (RMB'M)
1	Oct.	Kunming, Yunnan	Anning Wisdom City Project	90%	379,000	341,000	392
2	Nov.	Bishan, Chongqing	Bishan Zhongtai Project	100%	334,000	334,000	650
3	Dec.	Pingsha, Zhuhai	Zhuhai Golden Bay Project	100%	220,000	220,000	880
Total					933,000	895,000	1,922

Note : The Company obtained 7 new projects covering GFA of approximate 2,480,000 sq. m. through bidding in primary land market and acquisition deals in second land market, which leads to a 67% increase in the Group's land bank when compared with last year. The total acquisition price is RMB3 billion and the average floor price is RMB1344 per sq. m.. Meanwhile, the Company also procured a construction management project of GFA of 160,000 sq. m. in Huiyang as its first brand output of project management.

Investor Relationship :

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