易居企业集团

E-House (China) Enterprise Holdings Limited
易居(中國)企業控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2048)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2018

The board (the "**Board**") of directors (the "**Directors**") of E-House (China) Enterprise Holdings Limited (the "**Company**") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (collectively, the "**Group**") for the six months ended 30 June 2018 (the "**Reporting Period**"). These interim results have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting".

In this announcement, "we", "us", and "our" refer to the Company (as defined above) and where the context otherwise requires, the Group (as defined above).

FINANCIAL HIGHLIGHTS

	Six months ended 30 June		Year-on-year
	2018	2017	change
	RMB'000	*RMB'000*	*(%)*
	(unaudited)	(unaudited)	
Revenue	**2,779,769**	1,925,222	44.4
Profit and total comprehensive income for the period	**563,471**	306,065	84.1
Profit and total comprehensive income for the period attributable to:			
– Owners of the Company	**467,525**	131,437	255.7
– Non-controlling interests	**95,946**	174,628	(45.1)
Earnings per Share			
– Basic (RMB cents)	**50.80**	26.29	93.2
– Diluted (RMB cents)	**45.71**	N/A	N/A

Review of the market and business

Since 2018, the keynote of promoting stable and healthy development for the real estate market has remained unchanged amidst unceasing local real estate policies, under which the return of real estate to residential purposes was a very clear direction with lower possibility for significant price fluctuation. Meanwhile, thanks to urbanization, greater demand and pursuit of better life among people, the foundation and capacity of real estate market are still quite solid. In general, the real estate industry has entered a relatively stable period with operation of business at high level. According to the data released by the National Bureau of Statistics, from January to June 2018, sale area of commercial houses reached 771.43 million square meters with a year-on-year increase of 3.3%, and the sales of commercial houses increased by 13.2% to RMB6,694.5 billion.

Thanks to stable development of the market, strong shareholder base and the strategy of large customers, as well as synergy between businesses, the Company achieved significant growth in revenue for the six months ended 30 June 2018. During the period, revenue of the Company was RMB2,779.8 million, representing a year-on-year increase of 44.4%, and the profit was RMB563.5 million, representing a year-on-year increase of 84.1%.

	Six months ended 30 June			
	2018		2017	
	RMB'000	*%*	*RMB'000*	*%*
	(unaudited)		(unaudited)	
Revenue				
Real estate agency services in the primary market	**2,228,488**	**80.2**	1,546,084	80.3
Real estate data and consulting services	**383,585**	**13.8**	343,196	17.8
Real estate brokerage network services	**167,696**	**6.0**	35,942	1.9
Total	**2,779,769**	**100.0**	1,925,222	100.0

The business of real estate agency services in the primary market grew rapidly, with further increase in market size and market share. During the period, the total sales area of real estate agency services in the primary market was 20.476 million square meters, and the total sales amounted to RMB255.89 billion, representing a year-on-year increase of 35.3% and 46.8%, respectively. First, the deep cultivation of the Company in the industry and efficient project implementation and management capabilities have been highly recognized by developers. Second, it was attributable to the support of shareholders and large customers. Under the dual driving force from internal and external factors, abundant amount from strategic agreements was converted into contractual orders, sales amount and company income. For the six months ended 30 June 2018, the revenue of real estate agency services in the primary market generated by 26 developers related to our shareholders was RMB1,210.7 million, accounting for 54.3% of the revenue of real estate agency services in the primary market for the period. As of 30 June 2018, the area of signed and unsold reserve projects reached 254.2 million square meters, which will enhance the stability and predictability of future income from agency services.

For the real estate data and consulting services, professional level and influence were further promoted with continuous innovation and research and development of new products. Our real estate data and consulting services mainly include housing data, evaluation and ranking services, and consulting services. During the period, since the commencement of this business in 2002, we have independently developed the CRIC system (real estate database and analysis system, including CRIC real estate decision-making consulting software, CRIC data marketing system, CRIC investment decision-making system and the Zhuxiang system), which has become the industry leader in real estate data system and is widely used by users in the normal course of business. During the period, there were more than 14,000 valid users. Our evaluation and ranking services are highly acclaimed and influential in the industry with frequent citation of the reports. Under our powerful data, the consulting business has developed unique competitive advantages in the industry. During the period, the Company upgraded the CRIC investment decision-making system and developed and launched a new mobile app "Yi Lou" (an information platform providing commercial property transaction services) and CRIC scenarized large screen.

For the real estate brokerage network services, that is the E-House Fangyou business, the number of stores is growing rapidly, with comprehensive promotion in capacities. We have innovated a light asset business model of S2B2C that empowers and integrates small and medium-sized real estate brokerage companies under the brand of E-House Fangyou, under which we provide small and medium-sized real estate brokerage firms (B) with online and offline integrated services (S) to support better services for individual customers (C). As of 30 June 2018, the number of stores under the Fangyou brand reached 8,764, covering 54 cities. During the period, the total sales of new houses for developers by E-House Fangyou was RMB10.14 billion and revenue for the Company was RMB167.7 million, representing a year-on-year increase of 592.4% and 367.1%, respectively. Furthermore, the Company has recently signed strategic cooperation agreements with 58.com and Suning Financial Services (Shanghai) Company Limited ("Suning Financial") to comprehensively enhance the empowerment level and provide more services for cooperative brokerage companies. Pursuant to the agreements, the Company will commence cooperation with 58.com in property inventory, joint activities, recruitment, finance and other areas and will develop the Genuine 10,000-Property Inventory Scheme (萬套真房源計劃) to comprehensively expand the resource channels and platform property inventory reserves of cooperative stores; while the Company will cooperate with Suning Financial in areas such as financial products and payment and will develop the Ten-Billion Advanced Commissions Scheme (百億墊佣計劃) to efficiently address issues concerning commission settlement, clearing potential obstacles for cooperative stores in generating income through our joint efforts. As of the date of this announcement, the number of E-House Fangyou stores exceeded 10,000, which marked a new era of small and medium-sized company empowerment.

OUTLOOK

We believe that the real estate market in China will further stabilize in the future with business maintaining at a high level. To consolidate our position as a leading real estate transaction service provider in China, we will continuously adhere to the corporate mission of "being an outstanding service provider in the real estate industry" and focus on in the following aspects:

1. Our leading position in real estate agency services in the primary market will be continuously consolidated with constant expansion in market size and market share. The strategy of key customers will be strengthened continuously with quality services for shareholders and key customers to gradually convert the strategic amount into contractual amount and income. Urban coverage will be extended into some third and fourth-tier cities according to market capacity and team maturity. Recruitment and training will be strengthened with improvement in project operations and management levels. Our marketing and management systems will be optimized to improve the operational efficiency.

2. Our leading position in real estate market data and consulting services will be continuously consolidated with regular industry conferences, seminars, product meetings and other activities being organized to promote our brand awareness and influence. More resources will be invested for the development of different types and scope of databases and the upgrading of the core database platform. The evaluation methods will be further optimized to maintain and improve the quality of our products in evaluation and ranking. New application scenarios will be developed for the database to expand the source of revenue.

3. Upholding the three-step strategy of "unity, empowerment, value-adding", our service processes will be enhanced in influence, continuity, efficiency and other aspects to develop a full-empowerment service system, so as to offer a new revenue model for small and medium-sized brokerage companies. We plan to accelerate the expansion of our brokerage network to complete the coverage target of the brokerage network. Expansion of distribution business in the primary market will be strengthened to achieve a new level in the establishment of distribution channels. Management systems and applications for brokerage services will be further improved, with optimization of tools to improve efficiency in system management. More services and resources will be integrated to empower cooperative stores, so that more cooperative brokerage stores can enjoy greater value and development space.

MANAGEMENT DISCUSSION AND ANALYSIS

Revenue

Our revenue increased by 44.4% from RMB1,925.2 million in the six months ended 30 June 2017 to RMB2,779.8 million in the six months ended 30 June 2018. This increase was primarily due to the growth of our real estate agency services in the primary market and real estate brokerage network services.

Revenue derived from real estate agency services in the primary market increased by 44.1% from RMB1,546.1 million in the six months ended 30 June 2017 to RMB2,228.5 million in the six months ended 30 June 2018, primarily due to an increase in the total value of new properties sold.

Revenue derived from real estate brokerage network services increased by 367.1% from RMB35.9 million in the six months ended 30 June 2017 to RMB167.7 million in the six months ended 30 June 2018. This increase was primarily due to an increase in commissions received from developers for sourcing buyers of new properties through Fangyou-branded stores and other cooperating brokerage firms, as more brokerage firms cooperated with us to sell new properties in the six months ended 30 June 2018 and the great promotion of real estate brokerage network services by the Company.

Revenue derived from real estate data and consulting services increased by 11.8% from RMB343.2 million in the six months ended 30 June 2017 to RMB383.6 million in the six months ended 30 June 2018 primarily due to an increase in revenue from our transaction advisory services.

Staff costs

Our staff costs increased by 20.6% from RMB1,115.0 million in the six months ended 30 June 2017 to RMB1,345.2 million in the six months ended 30 June 2018. Staff costs as a percentage of our revenue decreased from 57.9% in the six months ended 30 June 2017 to 48.4% in the six months ended 30 June 2018 primarily due to increasing economies of scale.

Advertising and promotion expenses

Our advertising and promotion expenses showed a great increase by 84.7% from RMB71.2 million in the six months ended 30 June 2017 to RMB131.6 million in the six months ended 30 June 2018 primarily due to an increase in revenue.

Operating lease charges in respect of office premises

Our operating lease charges in respect of office premises increased by 8.9% from RMB51.1 million in the six months ended 30 June 2017 to RMB55.7 million in the six months ended 30 June 2018, primarily due to an increase in office leasing expenses as a result of our business expansion.

Depreciation and amortisation expenses

Our depreciation and amortisation expenses were relatively stable, remaining at RMB12.3 million in the six months ended 30 June 2017 and the six months ended 30 June 2018.

Loss allowance on financial assets measured at amortised cost

Our loss allowance on financial assets measured at amortised cost increased by 53.1% from RMB52.5 million in the six months ended 30 June 2017 to RMB80.4 million in the six months ended 30 June 2018, primarily due to the increase in loss allowance on accounts receivables, bills receivables and amounts due from related parties of trade nature, resulting from the growth in our business volume.

Consultancy expenses

Our consultancy expenses remained stable, increased by 2.6% from RMB74.4 million in the six months ended 30 June 2017 to RMB76.3 million in the six months ended 30 June 2018.

Distribution expenses

Our distribution expenses increased by 350.7% from RMB30.0 million in the six months ended 30 June 2017 to RMB135.3 million in the six months ended 30 June 2018, primarily due to the significant growth of our real estate brokerage network services segment.

Other operating costs

Our other operating costs increased by 18.4% from RMB125.1 million in the six months ended 30 June 2017 to RMB148.1 million in the six months ended 30 June 2018, primarily due to the increases in travelling expenses, business entertainment expense and decoration expense as a result of our business growth.

Other income

Our other income increased by 347.2% from RMB10.1 million in the six months ended 30 June 2017 to RMB45.1 million in the six months ended 30 June 2018, primarily due to the increase in government grants, which had no conditions imposed by the respective PRC government authorities.

Other gains and losses

We recorded net other gains of RMB0.6 million in the six months ended 30 June 2017 and net other losses of RMB18.4 million in the six months ended 30 June 2018. Our net other losses in the six months ended 30 June 2018 were primarily attributable to a net exchange loss of RMB44.4 million and a fair value gain on financial liabilities at fair value through profit or loss ("**FVTPL**") of RMB23.9 million. The net exchange loss was primarily in connection with the effect of fluctuation of the exchange rate of our bank balances, denominated in foreign currencies. The fair value gain on financial liabilities at FVTPL was primarily due to a fair value change of the conditional investment fund received prior to the conversion to equity.

Other expenses

Our other expenses decreased from RMB5.8 million in the six months ended 30 June 2017 to approximately RMB0.1 million in the six months ended 30 June 2018, primarily due to a decrease in non-operation related professional fees.

Listing expenses

We did not record any listing expenses in the six months ended 30 June 2017. We recorded listing expenses of RMB39.5 million in the six months ended 30 June 2018 in connection with the Company's global offering in July 2018 (the "**Global Offering**").

Share of result of associates

We recorded share of profits of associates of RMB0.6 million in the six months ended 30 June 2017 and share of losses of associates of RMB2.0 million in the six months ended 30 June 2018. The share of losses in the six months ended 30 June 2018 was primarily attributable to a share of loss in a new real estate data and consulting services company, partially offset by a share of profit in a real estate marketing strategy company.

Finance costs

Our finance costs increased by 12.6% from RMB10.3 million in the six months ended 30 June 2017 to RMB11.6 million in the six months ended 30 June 2018, primarily due to an increase in our average borrowing rate.

Income tax expense

Our income tax expense increased by 147.5% from RMB82.7 million in the six months ended 30 June 2017 to RMB204.7 million in the six months ended 30 June 2018, primarily due to an increase in our profit before taxation. Income tax expense represents our total current tax and deferred tax credit for the six months ended 30 June 2018.

Deferred tax credit decreased from RMB42.4 million for the six months ended 30 June 2017 to RMB3.2 million for the six months ended 30 June 2018, primarily due to the decrease of accrued payroll and welfare expenses, partially offset by the increase of tax losses, resulting from the operation of real estate brokerage network services and the increase of loss allowance on financial assets measured at amortised cost.

Profit and total comprehensive income for the period

As a result of the foregoing, our profit and total comprehensive income for the period increased by 84.1% from RMB306.1 million in the six months ended 30 June 2017 to RMB563.5 million in the six months ended 30 June 2018.

Non-IFRS Measures

To supplement our condensed consolidated financial information which are presented in accordance with IFRS, we also use (i) operating profit and operating profit margin, (ii) adjusted profit and total comprehensive income attributable to owners of the Company as additional measures for illustrative purposes only. The calculation of these measures, as detailed in the prospectus of the Company dated 10 July 2018, is not in accordance with IFRS. We also believe that these measures provide useful information to investors and others in understanding and evaluating our condensed consolidated financial results in the same manner as our management.

	Six months ended 30 June 2018 *RMB'000* **(unaudited)**	Six months ended 30 June 2017 *RMB'000* (unaudited)
Operating profit	**794,810**	393,499
Profit and total comprehensive income for the period attributable to:	**563,471**	306,065
– Owners of the Company	**467,525**	131,437
– Non-controlling interests	**95,946**	174,628
Non-IFRS adjusted		
Profit and total comprehensive income for the period attributable to owners of the Company	**500,173**	262,874

Operating Profit and Operating Profit Margin

We define our operating profit as revenue net of operating costs, which consist of staff costs, advertising and promotion expenses, operating lease charges in respect of office premises, depreciation and amortisation expenses, loss allowance on financial assets measured at amortised cost, consultancy expenses, distribution expenses, and other operating costs. We define operating profit margin as operating profit divided by revenue for the period. The calculation of operating profit and operating profit margin is not in accordance with IFRS and may not be directly comparable with similarly named financial measures of other companies. The use of these measures has limitations as an analytical tool, and you should not consider them in isolation from other measures as reported in accordance with IFRS.

Our operating profit margin increased from 20.4% for the six months ended 30 June 2017 to 28.6% for the six months ended 30 June 2018 primarily due to our improved operational efficiency and increasing economies of scale.

Liquidity, Financial Resources and Gearing

During the six months ended 30 June 2018 and as at the date of this announcement, we have funded our cash requirements principally from cash generated from our operations, investments from shareholders of the Company and external borrowings. We had cash and cash equivalents of RMB1,791.3 million and RMB764.8 million as of 31 December 2017 and 30 June 2018, respectively. We generally deposit our excess cash in interest bearing bank accounts and current accounts.

During the six months ended 30 June 2018 and as at the date of this announcement, our principal uses of cash have been for the funding of required working capital and other recurring expenses to support the expansion of our operations. Going forward, we believe our liquidity requirements will be satisfied by using funds from a combination of internally generated cash, external borrowings, proceeds from the Global Offering and other funds raised from the capital markets from time to time.

Capital Expenditure

	Six months ended 30 June	
	2018	2017
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Purchase of and deposits placed for property and equipment	**15,710**	8,762
Purchase of intangible assets	**–**	241
Total	**15,710**	9,003

Our capital expenditures primarily related to purchases of property, equipment, and intangible assets and capitalised prepayment. Leasehold improvements, mainly including capitalised decoration and maintenance costs, account for the majority of property and equipment purchases.

Off-Balance Sheet Commitments and Arrangements

As of 30 June 2018, we had not entered into any off-balance sheet transactions.

Gearing Ratio

As of 30 June 2018, the gearing ratio of the Group, which is calculated by dividing total debt (all interest-bearing bank loans) by total equity as of the end of the period, was 12.7%, representing a decrease of 8.1 percentage points as compared with 20.8% as of 31 December 2017. The decrease was primarily due to the increase of total equity results from the investment fund, which became unconditional and was then fully converted to equity upon completion of acquisition of 100% equity interests in E-House Enterprise (China) Group Co., Ltd. ("**PRC Holdco**") on 5 March 2018.

Significant Investments Held

As of 30 June 2018, we did not hold any significant investments in the equity interests of any other companies.

Future Plans for Material Investments and Capital Assets

As of 30 June 2018, we did not have other plans for material investments and capital assets.

Material Acquisitions and/or Disposals of Subsidiaries and Affiliated Companies

During the six months ended 30 June 2018, we did not have any material acquisitions and/or disposals of subsidiaries and affiliated companies.

Employee and Remuneration Policy

As of 30 June 2018, we had 22,599 full-time employees, all of whom were based in China. Our employees are based in our headquarters in Shanghai and various other cities in China according to our business strategies.

Our success depends on our ability to attract, retain and motivate qualified personnel. As part of our retention strategy, we offer employees performance-based cash bonuses and other incentives in addition to base salaries. As of 30 June 2018, over 338 employees held share-based awards. The total remuneration expenses, including share-based compensation expense, for the six months ended 30 June 2018 were RMB1,345.2 million, representing a year-on-year increase of 20.6%.

Foreign Exchange Risk

Our functional currency is Renminbi, but certain of our cash and cash equivalent, amounts due from (to) related parties, and conditional investment fund received are denominated in foreign currency and are exposed to foreign currency risk. We currently do not have a foreign currency hedging policy as our Directors consider that our foreign exchange risk exposure is minimal. We will consider hedging significant foreign currency exposure if such need arises.

Pledge of Assets

As of 30 June 2018, none of the Group's assets were pledged.

Contingent Liabilities

As of 30 June 2018, we did not have any material contingent liabilities.

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this announcement, there was no other significant events that might affect the Group since the end of the six months ended 30 June 2018.

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2018

	Notes	For the six-month period ended 30 June 2018 RMB'000 (unaudited)	2017 RMB'000 (unaudited)
Revenue	3	**2,779,769**	1,925,222
Staff costs		**(1,345,223)**	(1,115,012)
Advertising and promotion expenses		**(131,568)**	(71,221)
Operating lease charges in respect of office premises		**(55,701)**	(51,140)
Depreciation and amortisation expenses		**(12,331)**	(12,302)
Loss allowance on financial assets measured at amortised cost		**(80,367)**	(52,471)
Consultancy expenses		**(76,341)**	(74,427)
Distribution expenses		**(135,280)**	(30,016)
Other operating costs		**(148,148)**	(125,134)
Other income	5	**45,113**	10,088
Other gains and losses		**(18,427)**	616
Other expenses		**(125)**	(5,771)
Listing expenses		**(39,527)**	–
Share of result of associates		**(2,022)**	627
Finance costs		**(11,641)**	(10,311)
Profit before taxation		**768,181**	388,748
Income tax expense	6	**(204,710)**	(82,683)
Profit and total comprehensive income for the period	7	**563,471**	306,065
Profit and total comprehensive income for the period attributable to:			
Owners of the Company		**467,525**	131,437
Non-controlling interests		**95,946**	174,628
		563,471	306,065
Earnings per share	9		
– Basic (RMB cents)		**50.80**	26.29
– Diluted (RMB cents)		**45.71**	N/A

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
At 30 JUNE 2018

	Notes	**30 June 2018** *RMB'000* **(unaudited)**	31 December 2017 *RMB'000* (audited)
Non-current assets			
Property and equipment		**64,883**	62,249
Investment properties		**19,288**	18,688
Goodwill		**5,109**	5,109
Intangible assets		**3,273**	5,744
Interests in associates		**8,993**	11,015
Amounts due from related parties	*11*	**15,748**	–
Deferred tax assets		**507,339**	504,234
Other non-current assets	*10*	**228,574**	31,669
		853,207	638,708
Current assets			
Accounts receivables and bills receivables	*10*	**2,774,279**	3,308,002
Other receivables	*10*	**158,798**	71,590
Amounts due from related parties	*11*	**1,330,130**	379,070
Financial assets mandatorily measured at fair value through profit or loss		**21,880**	20,000
Restricted bank balances		**177,367**	131,264
Cash and cash equivalents		**764,771**	1,791,290
		5,227,225	5,701,216
Current liabilities			
Accounts payables	*12*	**226,055**	174,561
Contract liabilities	*12*	**133,167**	33,113
Advance from customers		**38,473**	83,468
Accrued payroll and welfare expenses		**845,040**	1,161,640
Other payables	*12*	**415,993**	1,571,273
Tax payables		**370,159**	405,733
Amounts due to related parties	*11*	**47,431**	297,294
Bank borrowings		**450,000**	450,000
		2,526,318	4,177,082

	Notes	**30 June 2018** *RMB'000* **(unaudited)**	31 December 2017 *RMB'000* (audited)
Net current assets		**2,700,907**	1,524,134
Total assets less current liabilities		**3,554,114**	2,162,842
Non-current liability			
Deferred tax liabilities		**146**	219
Net assets		**3,553,968**	2,162,623
Capital and reserves			
Paid-in/share capital	*13*	**76**	330,076
Share premium		**1,229,977**	–
Reserves		**2,174,553**	695,034
Equity attributable to owners of the Company		**3,404,606**	1,025,110
Non-controlling interests		**149,362**	1,137,513
Total equity		**3,553,968**	2,162,623

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2018

1. GENERAL INFORMATION AND BASIS OF PREPARATION

1a. General information

E-House (China) Enterprise Holdings Limited (the "Company") was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands on 22 February 2010. The addresses of the Company's registered office and headquarters are PO Box 309, Ugland House, Grand Cayman KY1-1104, Cayman Islands and 11/F, Qiushi Building, 383 Guangyan Road, Jing'an District, Shanghai, China, respectively.

The Company and its subsidiaries (collectively referred to as the "Group"), offers a wide range of services to the real estate industry, including real estate agency services in the primary market, real estate data and consulting services, and real estate brokerage network services in the PRC.

The immediate parent of the Company is China Real Estate Information Corporation ("CRE Corp"), a limited liability company incorporated in the Cayman Islands, which is held and controlled by E-House (China) Holdings Limited ("E-House (China) Holdings"), a limited liability company incorporated in the Cayman Islands.

These condensed consolidated financial statements are presented in Renminbi ("RMB"), which is also the functional currency of the Company.

1b. Basis of preparation

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 ("IAS 34") *Interim Financial Reporting* issued by the International Accounting Standards Board ("IASB") as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six months ended 30 June 2018 were prepared as if the Company had always been the holding company of the Group and the group structure upon completion of the Group Reorganisation, as detailed in the prospectus of the Company dated 10 July 2018 (the "Prospectus"), had been in existence throughout the six months ended 30 June 2018.

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for financial assets mandatorily measured at FVTPL and financial liabilities at FVTPL, which are measured at fair values, as appropriate.

The accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2018 are the same as those followed in the preparation of the Group's historical financial information for the three years ended 31 December 2017 and the three-month period ended 31 March 2018 for inclusion in the Prospectus in connection with the initial listing of shares of the Company on the Main Board of The Stock Exchange.

3. REVENUE

The Group derives its revenue from (1) real estate agency services in the primary market at a point in time, (2) real estate data and consulting services at a point in time or over time, and (3) real estate brokerage network services at a point in time during the period. This is consistent with the revenue information that is disclosed for each operating and reportable segment under IFRS 8:

	For the six months ended	
	30 June 2018	30 June 2017
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Real estate agency services in the primary market, recognised at a point in time	**2,228,488**	1,546,084
Real estate data and consulting services		
– consulting services recognised at a point in time	**318,209**	280,403
– data services recognised over time	**65,376**	62,793
	383,585	343,196
Real estate brokerage network services, recognised at a point in time	**167,696**	35,942
	2,779,769	1,925,222

4. SEGMENT INFORMATION

The following is an analysis of the Group's revenue and results by operating and reportable segment:

Six months ended 30 June 2018 (unaudited)

	Real estate agency services in the primary market	**Real estate data and consulting services**	**Real estate brokerage network services**	**Elimination**	**Total**
	RMB'000	***RMB'000***	***RMB'000***	***RMB'000***	***RMB'000***
REVENUE					
External sales	**2,228,488**	**383,585**	**167,696**	**–**	**2,779,769**
Inter-segment sales	**1,524**	**1,129**	**7,955**	**(10,608)**	**–**
Total	**2,230,012**	**384,714**	**175,651**	**(10,608)**	**2,779,769**
SEGMENT PROFIT (LOSS)	**792,588**	**158,352**	**(73,598)**	**–**	**877,342**
Unallocated expenses					**(1,283)**
Listing expenses					**(39,527)**
Unallocated net exchange loss					**(44,425)**
Fair value gain on financial liabilities at FVTPL					**23,864**
Share of result of associates					**(2,022)**
Interest income					**5,648**
Finance costs					**(11,641)**
Equity-settled share-based payment expenses					**(39,775)**
Profit before taxation					**768,181**

Six months ended 30 June 2017 (unaudited)

	Real estate agency services in the primary market *RMB'000*	Real estate data and consulting services *RMB'000*	Real estate brokerage network services *RMB'000*	Elimination *RMB'000*	Total *RMB'000*
REVENUE					
External sales	1,546,084	343,196	35,942	–	1,925,222
Inter-segment sales	–	1,917	58	(1,975)	–
Total	1,546,084	345,113	36,000	(1,975)	1,925,222
SEGMENT PROFIT (LOSS)	320,699	137,840	(62,586)	–	395,953
Unallocated expenses					(40)
Unallocated net exchange gain					13
Share of result of associates					627
Interest income					2,506
Finance costs					(10,311)
Profit before taxation					388,748

Segment assets and liabilities

No segment assets and liabilities information is provided as no such information is regularly provided to the chief operating decision maker of the Group on making decision for resources allocation and performance assessment.

5. OTHER INCOME

	Six months ended	
	30 June 2018	30 June 2017
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Interest income	**5,648**	2,506
Government grants *(note)*	**39,031**	6,879
Others	**434**	703
	45,113	10,088

Note: The amount represents government grants received from various PRC government authorities in connection with the tax rebate and fiscal subsidy during the current interim period, which had no conditions imposed by the respective PRC government authorities.

6. INCOME TAX EXPENSE

	Six months ended	
	30 June 2018	30 June 2017
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
PRC Enterprise Income Tax ("EIT")		
Current tax	**212,973**	129,318
Overprovision in prior years	**(5,085)**	(4,233)
	207,888	125,085
Deferred tax credit	**(3,178)**	(42,402)
	204,710	82,683

Hong Kong

No provision for Hong Kong Profits Tax was made for the six months ended 30 June 2018 and 2017 as the Group had no assessable profit subject to Hong Kong Profits Tax during the period.

PRC

Save as those PRC subsidiaries disclosed below, pursuant to the EIT Law and Implementation Regulations of the Law of the PRC (the "EIT Law"), the statutory tax rate of all other PRC subsidiaries is 25% during the six months ended 30 June 2018 and 2017.

Beijing CREA Technology Services Ltd.# (北京中房研協技術服務有限公司) ("Zhongfangyanxie"), a PRC subsidiary of the Group, was qualified as High Technology Enterprise and was approved to enjoy a preferential tax rate of 15% for a period of three years from 2015 to 2017 in accordance with the EIT Law and relevant regulations. Zhongfangyanxie is in the progress of applying High Technology Enterprise for the year ending 31 December 2018. Subsequent to the end of the reporting period on 19 July 2018, the relevant application was approved and Zhongfangyanxie was qualified as High Technology Enterprise to enjoy a preferential tax rate of 15% for a period of three years from 2018 to 2020.

\# *English name is for identification purpose only.*

Shanghai Zhuxiang Information Technology Co., Ltd.# (上海築想信息科技股份有限公司) ("Shanghai Zhuxiang"), a PRC subsidiary of the Group, was qualified as High Technology Enterprise and was approved to enjoy preferential tax policy of a period of five years from 2015 to 2019 in accordance with EIT Law and relevant regulations, to be exempted from income tax for its first two years, followed by a 50% reduction in income tax, to a rate of 12.5%, for the subsequent three years. Hence, the applicable tax rate of Shanghai Zhuxiang was 12.5% for the six months ended 30 June 2018 (six months ended 30 June 2017:12.5%).

Pursuant to the relevant regulations applicable to enterprises situated in the western regions of the PRC, Chongqing E-House Investment Consultancy Co., Ltd.# (重慶易居投資顧問有限公司), a wholly-owned PRC subsidiary of the Group, enjoys a preferential tax rate of 15% for a period of six years and three months from 1 October 2014 to 31 December 2020. Certain subsidiaries of the Group also situated in the western regions of the PRC which are approved by the relevant regulations to enjoy a preferential tax rate of 15% in the six months ended 30 June 2018 (six months ended 30 June 2017: 15%).

7. PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE PERIOD

Profit and total comprehensive income for the period has been arrived at after charging (crediting):

	Six months ended	
	30 June 2018	30 June 2017
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Depreciation of property and equipment	**9,564**	9,289
Depreciation of investment properties	**296**	136
Amortisation of intangible assets	**2,471**	2,877
Total depreciation and amortisation	**12,331**	12,302
Provision (reversal) for loss allowance on:		
Accounts receivables and bills receivables	**40,344**	52,936
Amounts due from related parties of trade nature (except for related parties under common control of E-House (China) Holdings)	**34,132**	(6)
Other receivables and other non-current assets	**5,891**	(459)
Total loss allowance on financial assets measured at amortised cost	**80,367**	52,471
Impairment loss of investment properties	**–**	602
Gain on disposal of investment properties	**(75)**	(1,349)
(Gain) loss on disposal of property and equipment	**(179)**	144
Net exchange loss (gain)	**44,425**	(13)
Fair value gain on financial liabilities at FVTPL	**(23,864)**	–
Fair value gain on financial assets mandatorily measured at FVTPL	**(1,880)**	–
Minimum operating lease rental expense in respect of rented premises	**55,701**	51,140

8. DIVIDENDS

No dividends were paid, declared or proposed during the current interim period (2017: nil). The directors of the Company have determined that no dividend will be declared in respect of this interim period.

English name is for identification purpose only.

9. EARNINGS PER SHARE

The calculation of basic and diluted earnings per share attributable to owners of the Company is based on the following data:

	Six months ended	
	30 June 2018	30 June 2017
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Earnings:		
Profit for the period attributable to owners of the Company for the purpose of basic earnings per share	**467,525**	131,437
Effect of dilutive potential ordinary shares:		
Fair value gain on financial liabilities at FVTPL	**(23,864)**	–
Profit for the period attributable to owners of the Company for the purpose of diluted earnings per share	**443,661**	131,437

	Six months ended	
	30 June 2018	30 June 2017
	(unaudited)	(unaudited)
Number of shares:		
Weighted average number of ordinary shares for the purpose of basic earnings per share	**920,236**	500,000
Effect of dilutive potential ordinary shares:		
Contingently issuable shares arising from the conditional investment fund received	**50,330**	–
Weighted average number of ordinary share for the purpose of diluted earnings per share	**970,566**	500,000

The number of ordinary shares for the purpose of calculating basic earnings per share has been determined on the assumption that the Group Reorganisation had been effective on 1 January 2017.

No diluted earnings per share for the six months period ended 30 June 2017 was presented as there were no potential ordinary shares in issue during the six months ended 30 June 2017.

As at 31 December 2017, the Company had 144,600,000 shares of contingently issuable shares arising from the conditional investment fund received from the three prospective investors on 1 December 2017.

Upon the completion of Group Reorganisation on 5 March 2018, the conditional investment fund received had then become unconditional, and these 144,600,000 shares have become issued and outstanding, which was therefore are included in the calculation of basic earnings per share since that date for the six months period ended 30 June 2018.

For the six months ended 30 June 2018, the computation of diluted earnings per share does not assume the exercise of the Company's outstanding share options since the intrinsic value of these options (being the unrecognised share based payment expenses of the share option on date of grant plus the exercise price per share) was higher than the average fair value of the Company's shares during the period.

10. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES

	30 June 2018 *RMB'000* **(unaudited)**	31 December 2017 *RMB'000* (audited)
Accounts receivables	**2,572,825**	3,031,137
Less: Loss allowance for accounts receivables	**(431,667)**	(451,116)
	2,141,158	2,580,021
Bills receivables	**633,121**	727,981
Total accounts receivables and bills receivables	**2,774,279**	3,308,002
Deposits paid to customers *(note i)*		
– current	**114,971**	39,439
– non-current	**211,548**	18,796
Prepayments (current)	**22,117**	16,298
Deferred issue costs *(note ii)*	**10,180**	–
Rental deposits		
– current	**2,200**	3,095
– non-current	**15,738**	15,389
Deposits paid for acquisition of property and equipment (non-current)	**3,244**	1,428
Long-term deferred expenses (non-current)	**133**	118
Other receivables – others (current)	**17,605**	15,177
	397,736	109,740
Less: Loss allowance for other receivables and other non-current assets measured at amortised cost	**(10,364)**	(6,481)
	387,372	103,259
Total accounts receivables, bills receivables, other non-current assets and other receivables	**3,161,651**	3,411,261
Other non-current assets and other receivables disclosed in the condensed consolidated statement of financial position as:		
– Current	**158,798**	71,590
– Non-current	**228,574**	31,669
	387,372	103,259

Note i: Amount represents earnest deposits paid by the Group to its property developer customers enabling the Group to carry out the real estate agency services in the primary market projects, which will be released to the Group at the earlier of (i) period agreed in the respective agreements and (ii) upon completion of the respective agreements.

Note ii: Deferred issue costs represent the qualifying portion of listing expenses incurred up to 30 June 2018, which will be debited to equity of the Group as share issue costs in respect of the successful issue of new shares upon listing.

The Group allows all of its customers a credit period of 30 days upon satisfaction of the terms and conditions of the relevant agreements and relevant invoices have been issued.

The following is an aged analysis of accounts receivables, net of allowance for doubtful debts, presented based on the dates of rendering the services and the date when the sales target for higher commission was achieved at the end of the reporting period, which approximated the respective revenue recognition dates:

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Within 1 year	**2,013,153**	2,325,803
1 – 2 years	**100,906**	220,797
Over 2 years	**27,099**	33,421
	2,141,158	2,580,021

The following is a maturity analysis of bills receivables, net of allowance for doubtful debts, presented based on the remaining dates to maturity of bills receivables at the end of the reporting period.

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Within 180 days	**17,454**	722,644
181 – 365 days	**615,667**	5,337
	633,121	727,981

11. AMOUNT DUE FROM (TO) RELATED PARTIES

The Group's amounts due from (to) related parties are set out below.

	30 June 2018 *RMB'000* **(unaudited)**	31 December 2017 *RMB'000* (audited)
Amounts due from related parties:		
– Current assets	**1,330,130**	379,070
– Non-current assets	**15,748**	–
	1,345,878	379,070
Analysed as:		
Trade nature-accounts receivables:		
– Amounts due from related parties under common control of E-House (China) Holdings	**43,428**	50,474
– Amounts due from other related parties	**1,354,941**	2,729
Less: Loss allowance for amounts due from other related parties	**(72,673)**	(8,015)
	1,325,696	45,188
Trade nature-other receivables (note):		
– Amounts due from other related parties	**19,802**	–
Total amounts due from related parties:		
– Trade nature	**1,345,498**	45,188
Non-trade nature:		
– Amounts due from related parties under common control of E-House (China) Holdings	**380**	333,592
– Amounts due from other related parties	**–**	290
	380	333,882
	1,345,878	379,070

Note: Amount represents earnest deposits paid by the Group to its related parties enabling the Group to carry out the real estate agency services in the primary market projects, which will be released to the Group at the earlier of (i) period agreed in the respective agreements and (ii) upon completion of the respective agreements.

The Group allows all of its related parties a credit period of 30 days in respect of all trade nature transactions, upon the completion of the terms and conditions of the relevant agreements.

The following is an aged analysis of the amounts due from related parties of trade nature – accounts receivables, net of allowance for doubtful debts, presented based on the date of rendering the services at the end of the reporting period, which approximated the respective revenue recognition dates:

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Within 1 year	**1,247,338**	29,561
1 – 2 years	**70,967**	14,440
Over 2 years	**7,391**	1,187
	1,325,696	45,188

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Amounts due to related parties:		
– Current liabilities	**47,431**	297,294
Analysed as:		
Trade nature:		
– Amounts due to related parties under common control of E-House (China) Holdings	**6,871**	17,823
– Amounts due to other related parties	**37,659**	21,544
	44,530	39,367
Non-trade nature:		
– Amounts due to related parties under common control of E-House (China) Holdings	**2,901**	257,927
	47,431	297,294

The following is an aged analysis of amounts due to related parties presented based on the date of receipts of services by the Group, the trade nature is:

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Within 1 year	**44,089**	39,367
1 – 2 years	**25**	–
Over 2 years	**416**	–
	44,530	39,367

12. ACCOUNTS PAYABLES, CONTRACT LIABILITIES AND OTHER PAYABLES

	30 June 2018	31 December 2017
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Accounts payables	**226,055**	174,561
Contract liabilities *(note iii)*	**133,167**	33,113
Other payables		
Interest payable	**530**	622
Value added tax payables	**124,508**	120,945
Other tax payables	**16,121**	19,778
Receipts on behalf of property sellers *(note i)*	**176,920**	130,963
Accrued listing expense and issue costs	**31,595**	–
Other payables	**66,319**	45,115
	415,993	317,423
Conditional investment fund received classified at FVTPL *(note ii)*	**–**	1,253,850
	415,993	1,571,273

Note i: Receipts on behalf of property sellers represent the receipts of bank balances from property buyers in respect of the real estate brokerage network services segment which had not yet been transferred to property sellers. Such bank balances received are classified as restricted bank balances.

Note ii: Conditional investment fund received represent the proceeds received by the Company for the conditional issue of new shares to three independent third parties as detailed in note 15. The amount was treated as FVTPL as it contained a forward conversion option as equity which was an embedded derivative. On 5 March 2018, upon completion of acquisition of 100% equity interests in PRC Holdco by Hong Kong Fangyou, the conditional investment fund received previously classified at financial liabilities at FVTPL at a fair amount of RMB1,229,986,000 on that day become unconditional and is then fully converted to share premium, accordingly. During the period from 1 January 2018 to 5 March 2018, the fair value loss of financial liabilities at FVTPL amounted to RMB23,864,000 is credited to other gains and losses. The fair value of the conditional investment fund received is determined by discount cash flow method under income approach using the inputs including estimated cash flows and an appropriate discount rate and crossed checked by guideline company method under market approach, methods of which are evaluated by Valuelink, a professional third-party valuer.

Note iii: As at 30 June 2018, the contract liabilities arising from the respective transaction price allocated to the unsatisfied contracts amounted to RMB42,705,000 will be recognised in full as revenue in the coming twelve months period.

The following is an aged analysis of accounts payables presented based on the date of receipts of services by the Group:

	30 June 2018 *RMB'000* **(unaudited)**	31 December 2017 *RMB'000* (audited)
Within 1 year	**225,009**	173,242
1 – 2 years	**323**	513
Over 2 years	**723**	806
	226,055	174,561

13. PAID IN/SHARE CAPITAL

	30 June 2018 *RMB'000* **(unaudited)**	31 December 2017 *RMB'000* (audited)
The Company *(note i)*	**76**	76
PRC Holdco *(note ii)*	**–**	330,000
	76	330,076

Note i

	Par value per share *US$*	**Number of shares**	**Share capital** *US$'000*	**Share capital presented in RMB** *RMB'000*
As at 1 January 2017 (audited) and 30 June 2017 (unaudited)	1	1,000	1	7
Effect of share subdivision *(note i)*	–	99,999,000	–	–
Increased *(note i)*	0.00001	900,000,000	9	60
Increased *(note i)*	0.00001	144,600,000	1	9
As at 31 December 2017 (audited)	0.00001	1,144,600,000	11	76
As at 1 January 2018 (audited) and 30 June 2018 (unaudited) *(note i)*	0.00001	1,144,600,000	11	76

Notes:

(i) On 6 November 2017, the Company increased its total authorised share capital of 900,000,000 shares with par value of US$0.00001 per share. On the same date, the Company issued 900,000,000 shares for a consideration of US$9,000 (equivalent to approximately RMB60,000) to CRE Corp.

On 1 December 2017, the Company increased its total authorised share capital by 144,600,000 shares with par value of US$0.00001 per share. On the same date, the Company conditionally issued 48,200,000 shares to each of Captain Valley (Cayman) Limited, Jovial Idea Developments Limited and Heyday Surge Limited, totalling 144,600,000 shares for a total subscription price of HK$1,500,000,000 (equivalent to RMB1,270,877,000). The 144,600,000 conditional shares of US$0.00001 each has been issued, totalling US$1,446 (equivalent to RMB9,000) has been credited as share capital of the Company, with a corresponding debit to other reserve. Pursuant to the agreement entered into between the Company and these three prospective investors, the subscription of the Company's shares is subject to the completion of Hong Kong Fangyou's acquisition of the 100% equity interests of PRC Holdco (that is, the completion of Group Reorganisation). If the acquisition is not completed prior to 30 June 2018, the Company will need to return the total conditional investment fund of HK$1,500,000,000 to these three prospective investors. As at 31 December 2017, as Hong Kong Fangyou had not yet acquired the 100% equity interest of PRC Holdco, the subscription price of HK$1,500,000,000 (equivalent to RMB1,253,850,000 as at 31 December 2017), representing the conditional investment fund, received by the Company and is accounted for as financial liabilities at FVTPL at 31 December 2017. On 5 March 2018, the Group Reorganisation is completed and the conditional investment fund received previously classified at financial liabilities at FVTPL at a fair amount of RMB1,229,986,000 on that day become unconditional and is then fully converted to share premium, accordingly.

(ii) Upon completion of the Group Reorganisation, PRC Holdco became a wholly-owned subsidiary of the Company.

The new shares rank pari passu with the then existing shares in all respects.

COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Company was incorporated in the Cayman Islands on 22 February 2010 with limited liability, and the shares of the Company were listed on the Main Board of the Stock Exchange on 20 July 2018 (the "**Listing Date**").

The Company is committed to maintaining and promoting stringent corporate governance. The principle of the Company's corporate governance is to promote effective internal control measures and to enhance the transparency and accountability of the Board to all shareholders.

As the shares of the Company were not yet listed on the Stock Exchange as of 30 June 2018, the principles and code provisions of the Corporate Governance Code (the "**CG Code**") contained in Appendix 14 to the Listing Rules were not applicable to the Company during the Reporting Period.

The Company has adopted the principles and code provisions of the CG Code as the basis of the Company's corporate governance practices, and the CG Code has been applicable to the Company with effect from the Listing Date.

The Company has complied with all the applicable code provisions set out in the CG Code throughout the period from the Listing Date up to the date of this announcement.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix 10 to the Listing Rules as the code of conduct regarding the Directors' dealings in the securities of the Company. The provisions under the Listing Rules in relation to compliance with the Model Code by the Directors regarding securities transactions have been applicable to the Company since the Listing Date. As the shares of the Company were not yet listed on the Stock Exchange as of 30 June 2018, the Model Code was not applicable to the Company during the Reporting Period.

Having made specific enquiry of all the Directors of the Company, all the Directors confirmed that they have strictly complied with the required standards set out in the Model Code throughout the period from the Listing Date up to the date of this announcement.

AUDIT COMMITTEE

The Company has established an audit committee (the "**Audit Committee**") in compliance with Rule 3.21 of the Listing Rules and the CG Code. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal controls system (including risk management) of the Group, review and approve connected transactions and provide advice and comments to the Board. The Audit Committee consists of three members, namely Mr. Zhang Bang, Mr. Li Jin, and Mr. Wang Liqun. Mr. Zhang Bang is the chairman of the Audit Committee.

The Audit Committee has reviewed the unaudited interim results of the Group for the six months ended 30 June 2018 and discussed matters with respect to the accounting policies and practices adopted by the Company and internal control with senior management members and Deloitte Touche Tohmatsu, the auditor of the Company (the "**Auditor**").

The Auditor has reviewed the unaudited consolidated interim results of the Company for the six months ended 30 June 2018 in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the International Auditing and Assurance Standards Board.

OTHER BOARD COMMITTEES

In addition to the audit committee, the Company has also established a nomination committee and a remuneration committee.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Since the Company was not listed on the Stock Exchange during the Reporting Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's securities listed on the Stock Exchange during the Reporting Period.

MATERIAL LITIGATION

As of 30 June 2018, the Company was not involved in any material litigation or arbitration. Nor were the Directors of the Company aware of any material litigation or claims that were pending or threatened against the Company.

INTERIM DIVIDEND

The Board does not recommend the distribution of an interim dividend for the six months ended 30 June 2018.

USE OF PROCEEDS FROM THE GLOBAL OFFERING

With the shares of the Company listed on the Stock Exchange on 20 July 2018 and the partial exercise of the over-allotment option described in the prospectus of the Company (the "**Prospectus**") dated 10 July 2018 on 10 August 2018, the net proceeds from the Global Offering were approximately HK$4,473.0 million, which will be utilized for the purposes as set out in the Prospectus.

PUBLICATION OF THE INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement is published on the website of the Stock Exchange at www.hkexnews.hk and the website of the Company at www.ehousechina.com. The 2018 interim report of the Group for the six months ended 30 June 2018 will be published on the aforesaid websites of the Stock Exchange and the Company and will be dispatched to the Company's shareholders in due course.

By order of the Board
E-House (China) Enterprise Holdings Limited
Zhou Xin
Chairman

Hong Kong, 31 August 2018

As at the date of this announcement, the Board of Directors of the Company comprises Mr. Zhou Xin as Chairman and Executive Director, Mr. Huang Canhao, Dr. Cheng Li-Lan and Dr. Ding Zuyu as Executive Directors, Dr. Xia Hai Jun, Mr. Mo Bin and Dr. Zhu Jiusheng as Non-executive Directors, and Mr. Zhang Bang, Mr. Zhu Hongchao, Mr. Wang Liqun and Mr. Li Jin as Independent Non-executive Directors.