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Red Star Macalline Group Corporation Ltd.

紅星美凱龍家居集團股份有限公司

(A sino-foreign joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1528)

ANNOUNCEMENT ON THE OPERATING STATISTICS FOR 2018

The board of directors and all directors of the Company confirm that there are no false representations, misleading statements, or material omissions in this announcement, and they shall individually and collectively accept full responsibility for the truthfulness, accuracy and completeness of contents herein.

In accordance with the relevant requirements under the Guidelines No. 5 on Industry Information Disclosure of Listed Companies — Retail (《上市公司行業信息披露指引第五號 — 零售》) and the Notice in relation to the Endeavour on Disclosure of the 2018 Annual Report by the Listed Companies (《關於做好上市公司2018年度報告披露工作的通知》) issued by the Shanghai Stock Exchange, Red Star Macalline Group Corporation Ltd. (the “**Company**”) hereby discloses its principal operating statistics for 2018 (the “Reporting Period”) as follows:

As of 31 December 2018, the Company operated 80 Portfolio Shopping Malls and 228 Managed Shopping Malls. In addition, the Company opened 22 franchised home improvement material projects by way of franchising^{Note 1}, and the total reached 359 home improvement material stores/industry streets^{Note 2}.

Note 1: Franchised home improvement material projects mean the home improvement material stores and home improvement material industry streets operated by the Company by way of authorized franchising. For such franchised home improvement material stores/industry streets, the Company will not participate in the daily operation and management after the commencement of operation.

Note 2: For home improvement material stores/industry streets, the Company regards those with independent market logos as home improvement material stores/industry streets for the purpose of operation and management by taking account of physical form of the managed property and product categories sold.

I. CHANGES IN MALLS FOR 2018

During the Reporting Period, the net increase in the number of Portfolio Shopping Malls was 9, including 6 new shopping malls commencing operation in Nanchang, Jiangxi

Province, Chongqing, Weihai, Shandong Province, Chengdu, Sichuan Province, Hengyang, Hunan Province and Xining, Qinghai Province; and 3 Portfolio Shopping Malls, situated respectively in Ningbo, Zhejiang Province, Baotou, Inner Mongolia and Nanchang, Jiangxi Province, transferred from Managed Shopping Malls. The net increase in the number of Managed Shopping Malls was 43, and 50 new shopping malls commenced operation, situated respectively in Chongqing, Fuzhou, Fujian Province, Datong, Shanxi Province, Wuhu, Anhui Province, Haicheng, Liaoning Province, Huainan, Anhui Province, Zhuji, Zhejiang Province, Zhoukou, Henan Province, Guiyang, Guizhou Province, Tangshan, Hebei Province, Xinyang, Henan Province, Guang'an, Sichuan Province, Yibin, Sichuan Province, Shaoyang, Hunan Province, Hancheng, Shaanxi Province, Weihai, Shandong Province, Renhuai, Guizhou Province, Xianning, Guangdong Province, Feicheng, Shandong Province, Changsha, Hunan Province, Beian, Heilongjiang Province, Shenzhen, Guangdong Province, Benxi, Liaoning Province, Pingxiang, Jiangxi Province, Xingtai, Hebei Province, Longshan County, Hunan Province, Ankang, Shaanxi Province, Harbin, Heilongjiang Province, Yangchun, Guangdong Province, Huangshi, Hubei Province, Ganzhou, Jiangxi Province, Yongzhou, Hunan Province, Xincui County, Henan Province, Puyang, Henan Province, Heze, Shandong Province, Yancheng, Jiangsu Province, Haining, Zhejiang Province, Changzhou, Jiangsu Province, Liupanshui, Guizhou Province, Xingyi, Guizhou Province, Loudi, Hunan Province and Xiangtan, Hunan Province. 4 shopping malls were closed, which were situated respectively in Tongxiang, Zhejiang Province, Huzhou, Zhejiang Province, Xiangyang, Hubei Province and Cangzhou, Hebei Province.

(I) Changes in Malls During the Reporting Period

Table 1-1 Changes in Owned Portfolio Shopping Malls during the Reporting Period

Unit: m²

Mode of Operation	Location	Malls as at the beginning of the period		New Malls		Malls Transferred from Other Business Mode		Closed Malls		Malls Transferred to Other Business Mode		Malls as at the end of the period	
		No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area
Owned	Beijing	3	197,777									3	231,495
Owned	Shanghai	6	652,576			1	63,053					7	727,992
Owned	Tianjin	4	330,044									4	427,238
Owned	Chongqing	1	78,816	1	62,282	1	105,174					3	247,141
Owned	Northeast China	10	828,304									10	954,800
Owned	North China (excluding Beijing, Tianjin)	2	156,204									2	168,193
Owned	East China (excluding Shanghai)	12	1,211,835			1	102,268					13	1,465,408
Owned	Central China	4	434,492									4	501,441
Owned	South China	2	116,017									2	116,266
Owned	West China (excluding Chongqing)	3	208,696	2	190,107							5	427,135
Total:		47	4,214,760	3	252,388	3	270,495					53	5,267,111

Note 1: The discrepancies between total and sums of amounts in the table above are due to rounding.

Note 2: Portfolio Shopping Malls include Owned Portfolio Shopping Malls, JV/Associate Portfolio Shopping Malls and Leased Portfolio Shopping Malls.

Table 1-2 Changes in JV/Associate Portfolio Shopping Malls During the Reporting Period

Unit: m²

Mode of Operation	Location	Malls as at the beginning of the period		New Malls		Malls Transferred from Other Business Mode		Closed Malls		Malls Transferred to Other Business Mode		Malls as at the end of the period	
		No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area
JV/Associate	Beijing												
JV/Associate	Shanghai												
JV/Associate	Tianjin												
JV/Associate	Chongqing												
JV/Associate	Northeast China												
JV/Associate	North China (excluding Beijing, Tianjin)												
JV/Associate	East China (excluding Shanghai)	2	156,978									2	157,391
JV/Associate	Central China												
JV/Associate	South China	1	94,649									1	94,649
JV/Associate	West China (excluding Chongqing)	1	71,241									1	88,909
Total:		4	322,868									4	340,949

Note 1: The discrepancies between total and sums of amounts in the table above are due to rounding.

Table 1-3 Changes in Leased Portfolio Shopping Malls During the Reporting Period

Unit: m²

Mode of Operation	Location	Malls as at the beginning of the period		New Malls		Malls Transferred from Other Business Mode		Closed Malls		Malls Transferred to Other Business Mode		Malls as at the end of the period	
		No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area
Leased	Beijing	1	85,117									1	93,050
Leased	Shanghai	1	50,258							1	63,053		
Leased	Tianjin												
Leased	Chongqing	2	188,742							1	105,174	1	84,320
Leased	Northeast China	1	82,204									1	82,204
Leased	North China (excluding Beijing, Tianjin)	4	206,633			1	58,048					5	243,772
Leased	East China (excluding Shanghai)	6	250,070	2	97,524	1	40,654					9	428,311
Leased	Central China	3	238,470	1	56,906							4	307,391
Leased	South China	1	35,798									1	35,901
Leased	West China (excluding Chongqing)	1	31,031									1	35,985
Total:		20	1,168,325	3	154,429	2	98,702			2	168,226	23	1,310,934

Note 1: The discrepancies between total and sums of amounts in the table above are due to rounding.

Table 1-4 Changes in Managed Shopping Malls During the Reporting Period

Unit: m²

Mode of Operation	Location	Malls as at the beginning of the period		New Malls		Malls Transferred from Other Business Mode		Closed Malls		Malls Transferred to Other Business Mode		Malls as at the end of the period	
		No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area	No. of Malls	Operating Area
Managed	Beijing	1	82,440									1	89,710
Managed	Shanghai												
Managed	Tianjin	3	129,176									3	170,228
Managed	Chongqing	2	74,184	4	107,129							6	183,599
Managed	Northeast China	12	571,493	4	105,909							16	734,107
Managed	North China (excluding Beijing, Tianjin)	29	1,484,957	4	113,725			1	55,767	1	58,048	31	1,733,203
Managed	East China (excluding Shanghai)	82	4,335,566	13	406,301			3	156,570	1	102,268	91	5,222,532
Managed	Central China	19	926,921	12	470,496					1	56,906	30	1,433,364
Managed	South China	8	423,468	3	109,061							11	554,016
Managed	West China (excluding Chongqing)	29	1,403,570	10	359,273							39	1,899,589
Total:		185	9,431,775	50	1,671,894			4	212,337	3	217,222	228	12,020,347

Note 1: The discrepancies between total and sums of amounts in the table above are due to rounding.

(II) Details of Changes in Malls During the Reporting Period

Table 1-5 Newly-added Malls During the Reporting Period

Unit: m²

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Chongqing Chayuan (重慶茶園)	7/F, Red Star Macalline, 5 Yuma Road, Nan'an District, Chongqing City (重慶市南岸區玉馬路 5 號 (紅星美凱龍 7 樓))	62,282	26 May 2018	Purchase	—
Chengdu Jiannan Avenue (成都劍南大道)	Tenant Sourcing Center, Tianfu Mall no.1, Red Star Macalline, intersection of Jiannan Avenue and Muhua Road, Huayang Street, Tianfu New District, Chengdu City, Sichuan Province (四川省成都市天 府新區華陽街道劍南大道 與牧華路三段交匯處紅星 美凱龍天府一號商場招商 中心)	92,518	1 October 2018	Self-build	—
Xining Shibo (西寧世博)	No. 64, Wusi West Road, Chengxi District, Xining City, Qinghai Province (青海省西寧市城西區五四 西路 64 號)	97,589	31 December 2018	Self-build	—
Nanchang Honggu Tan (南昌紅谷灘)	Angel Finance Plaza, 969 Honggu Tan New District, Nanchang City, Jiangxi Province (江西省南昌市紅 谷灘新區 969 號天使金融廣 場)	54,638	22 June 2018	Lease	Due on 31 January 2039
Weihai Economic Zone (威海經區)	Red Star Ogloria No. -140 Qingdao Middle Road, Weihai Economic and Technological Development Zone, Shandong Province (山東省威海市經濟技術開 發區青島中路 -140 號紅星 歐麗洛雅)	42,885	1 October 2018	Lease	Due on 28 February 2039
Hengyang Yanfeng (衡陽雁峰)	Red Star Macalline, No. 126 Zhengxiang South Road, Yanfeng District, Hengyang City, Hunan Province (湖南 省衡陽市雁峰區蒸湘南路 126 號紅星美凱龍)	56,906	30 December 2018	Lease	Due on 31 December 2028

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Chongqing Liangping (重慶梁平)	Red Star MaCalline Liangping Mall, Jingui Road, Shuanggui Street, Liangping District, Chongqing (重慶市梁平區雙桂街道金桂路紅星美凱龍梁平商場)	26,189	30 January 2018	Contracted management	12 years since the opening
Changle Binjiang (長樂濱江)	1-3/F, Building No. 15-17 Binjiang Trade City, Heshang Town, Changle District, Fuzhou (福州市長樂區鶴上鎮濱江商貿城15-17號樓1-3層)	12,496	3 March 2018	Contracted management	10 years since the opening
Datong Dongxin (大同東信)	Intersection of Yongtai South Road and Yuanmao Road, Chengqu, Urban Sub-district, Datong City, Shanxi Province (山西省大同市城區永泰南路與源茂街交匯處)	32,007	1 April 2018	Contracted management	Due on 31 March 2020
Wuhu Aoti (蕪湖奧體)	Intersection of Nanjing 15th Road and Heyue Road, Shannan New Sub-district, Huainan City, Anhui Province (安徽省淮南市山南新區南經十五路與和悅街交叉口)	18,417	28 April 2018	Contracted management	10 years since the opening
Haicheng Mall (海城商場)	Daji Xincheng, Huanglingwei, Xiangtang Management Zone, Haicheng Sub-district, Anshan City, Liaoning Province (遼寧省鞍山市海城市響堂管理區荒嶺委大吉欣城)	39,821	29 April 2018	Contracted management	10 years since the opening
Huainan Shannan (淮南山南)	Intersection of Nanjing 15th Road and Heyue Road, Shannan New Sub-district, Huainan City, Anhui Province (安徽省淮南市山南新區南經十五路與和悅街交叉口)	27,276	26 May 2018	Contracted management	10 years since the opening
Zhuji East 2nd Ring (諸暨東二環)	Intersection of East 2nd Ring Road and Xiangan Road, Zhuji City, Zhejiang Province (浙江省諸暨市東二環路與祥安路交叉路口)	46,036	26 May 2018	Contracted management	10 years since the opening

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Zhoukou Longdu (周口龍都)	Red Star Macalline, Southeast Corner, Intersection of Gongnong Road and Huanghe Road, Chuanhui District, Zhoukou City, Henan Province (河南省 周口市川匯區工農路與 黃河路交叉口東南角紅星 美凱龍)	40,086	2 June 2018	Contracted management	15 years since the opening
Guiyang Yunyan (貴陽雲岩)	Red Star City Square, 66 Beijing West Road, Yunyan District, Guiyang City (貴陽 市雲岩區北京西路 66 號紅 星城市廣場)	65,070	8 June 2018	Contracted management	10 years since the opening
Tangshan Fengnan (唐山豐南)	18 Qingnian Road, Fengnan District, Tangshan City, Hebei Province (河北省唐 山市豐南區青年路 18 號)	30,575	9 June 2018	Contracted management	6 years since the opening
Xinyang Wanjiahui (信陽萬家薈)	Housewares Industrial Base, Er'shilihe, Yangshan New District, Xinyang City, Henan Province (河南省信 陽市羊山新區二十里河家 居小鎮)	29,092	28 July 2018	Contracted management	10 years since the opening
Gushi Mall (固始商場)	Red Star Macalline, Intersection of Yihe Avenue and Yonghe Avenue, Gushi County, Xinyang City, Henan Province (河南省信 陽市固始縣怡和大道與永 和大道交匯處紅星美凱龍)	28,399	23 July 2018	Contracted management	15 years since the opening
Guang'an Linshui (廣安鄰水)	Unit 158, 5/F, Commercial Building 12, Lin Tu Chu [2016] No. 28 Land Development Project, Guanglin Avenue, Linshui County, Guang'an City, Sichuan Province (四川省 廣安市鄰水縣廣鄰大道旁 鄰土儲 [2016]28 號地塊開 發項目內商業 12 號樓五層 158 號)	26,171	1 September 2018	Contracted management	10 years since the opening
Yibin Jiangbei (宜賓江北)	Red Star Macalline, Huacaicheng Marketing Center, Cuiping District, Yibin City, Sichuan Province (四川省宜賓市翠 屏區華彩城營銷中心紅星 美凱龍)	34,849	22 September 2018	Contracted management	10 years since the opening

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Chongqing Qianjiang (重慶黔江)	Red Star Macalline Mall, Jinlong Road, Zhengyang Avenue, Xincheng, Qianjiang District, Chongqing City (重慶市黔江區新城正陽大道金龍路紅星美凱龍商場)	30,335	22 September 2018	Contracted management	10 years since the opening
Shaoyang Baoqing (邵陽寶慶)	Baoqing East Road, Shuangqing District, Shaoyang City, Hunan Province (湖南省邵陽市雙清區寶慶東路)	25,240	21 September 2018	Contracted management	8 years since the opening
Taishi Street Hancheng (韓城太史街)	Southeast corner of the cross of Taishi Street and Second Ring East Road, Hancheng City, Shaanxi Province (陝西省韓城市太史大街與二環東路十字東南角)	29,872	1 October 2018	Contracted management	10 years since the opening
Rongcheng Nanshan (榮成南山)	Red Star Macalline Mall, No.88 Nanshan South Road, Rongcheng City, Shandong Province (山東省榮成市南山南路 88 號紅星美凱龍商場)	26,450	1 October 2018	Contracted management	10 years since the opening
Zunyi Renhuai (遵義仁懷)	Yuye South Road, Chengnan Community, Yanjin Sub-district Office, Renhuai City, Guizhou Province (貴州省仁懷市鹽津街道辦事處城南社區玉液南路)	29,555	1 October 2018	Contracted management	10 years since the opening
Changsha Ogloria (長沙歐麗洛雅)	Red Star Ogloria Global Home Expo Center, (right side of Shangshuangtang metro station), No. 90, Xindian Street, Tianxin District, Changsha city, Hunan Province (湖南省長沙市天心區新電路 90 號紅星歐麗洛雅環球家居博覽中心 (尚雙塘地鐵站右側))	127,854	18 November 2018	Contracted management	10 years since the opening
Chongqing bishan (重慶璧山)	No.555, Daishan Avenue, Bishan District, Chongqing City (重慶市璧山區黛山大道 555 號)	28,055	24 November 2018	Contracted management	10 years since the opening
Bei'an BeiGang (北安北崗)	West side of Longjiang Road, south side of the first middle school of Beian, Agricultural Reclamation Area, Beian City, Heilongjiang Province (黑龍江省北安市農墾北安一中南側、龍江路西側)	27,018	25 November 2018	Contracted management	10 years since the opening

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Chibi Mall (赤壁商場)	No. 320 Hebei Avenue, Chimagang Street, Chibi City, Hubei Province (湖北省赤壁市赤馬港街道河北大道 320 號)	47,500	3 November 2018	Contracted management	15 years since the opening
Feicheng Fengshan (肥城鳳山)	Red Star Macalline Feicheng Fengshan Mall, Intersection of Fengshan Street and Tailin Road, Feicheng City, Shandong Province (山東省肥城市鳳山大街與泰臨路交匯處紅星美凱龍肥城鳳山商場)	32,382	3 November 2018	Contracted management	10 years since the opening
Shenzhen Pinghu (深圳平湖)	5/F Shopping Mall Office Area, Red Star Macalline No.5 Building, No.309 Pinghu Ping'an Avenue, Longgang District, Shenzhen City, Guangdong Province (廣東省深圳市龍崗區平湖平安大道 309 號紅星美凱龍 5 號樓 5 層商場辦公區)	40,730	8 December 2018	Contracted management	10 years since the opening
Benxi Mall (本溪商場)	Red Star Macalline 31 Caitun North Road, Xihu District, Benxi City, Liaoning Province (遼寧省本溪市溪湖區彩屯北路 31 號紅星美凱龍)	11,942	8 December 2018	Contracted management	10 years since the opening
Chongqing Rongchang (重慶榮昌)	No. 4 Rongchang Avenue, Changzhou Street, Rongchang District, Chongqing (重慶市榮昌區昌州街道榮昌大道 4 號)	22,550	8 December 2018	Contracted management	10 years since the opening
Pingxiang Jiahe (萍鄉佳禾)	No.21 Hongshan Avenue, Pingxiang Economic and Technological Development Zone, Pingxiang City, Jiangxi Province (江西省萍鄉市萍鄉經濟技術開發區洪山大道 21 號)	38,613	22 December 2018	Contracted management	10 years since the opening
Xingyi Fukang (興義富康)	Red Star Macalline Fukang Mall, Group A of Orange Mountain City Center, Orange Hill Office of Xingyi City, Buyi and Miao Autonomous Prefecture, Southwest of Guizhou Province (貴州省黔西南布依族苗族自治州興義市桔山辦桔山城市中心區 A 組團紅星美凱龍富康商場)	30,816	23 December 2018	Contracted management	10 years since the opening

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Weixian Tengfei (威縣騰飛)	Red Star Macalline Northwest corner of the intersection of Kaifang Road and Kuayue Road, Weixian Development Zone, Xingtai City, Hebei Province (河北省邢台市威縣開發區開放路與跨越路交叉路口西北角紅星美凱龍)	22,114	27 December 2018	Contracted management	10 years since the opening
Xiangxi Longshan (湘西龍山)	Red Star Macalline, New Town Avenue, Longshan County, Xiangxi Autonomous Prefecture, Hunan Province (湖南省湘西自治州龍山縣新城大道紅星美凱龍)	21,529	28 December 2018	Contracted management	10 years since the opening
Ankang Gaoxin (安康高新)	Intersection of Garden Avenue and Hanjiang Road, Hanbin District, Ankang City, Shaanxi Province (陝西省安康市漢濱區花園大道與漢江路交匯口)	38,322	29 December 2018	Contracted management	10 years since the opening
A Cheng Mall (阿城商場)	Intersection of Jindu Street and Jinlan Road, A Cheng District, Harbin City, Heilongjiang Province (黑龍江省哈爾濱市阿城區金都大街與金瀾路交匯處)	27,128	29 December 2018	Contracted management	10 years since the opening
Tangshan Zhonghuan (唐山中環)	Red Star Macalline No. 24 Beixin West Road, Lubei District, Tangshan City, Hebei Province (河北省唐山市路北區北新西道 24 號紅星美凱龍)	29,029	30 December 2018	Contracted management	10 years since the opening
Yangchun Mall (陽春商場)	4/F, Red Star Macalline Mall Office, D1 Building, Jinxiu International Urban Complex, (South Exit of Yangchun Avenue) North of Yangchun Avenue, Chuncheng Street, Yangchun City, Guangdong Province (廣東省陽春市春城街道陽春大道北側(陽春大道南出口)錦綉國際城市綜合體 D1 棟紅星美凱龍四樓商場辦公區)	20,832	30 December 2018	Contracted management	10 years since the opening

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Daye Shopping (大冶商場)	ICBC Daye Xinye Branch, Jinmao Building, North of Qili Road, Daye City, Hubei Province (湖北省大冶市七里路北側金茂大廈中國工商銀行大冶新冶支行)	38,753	30 December 2018	Contracted management	10 years since the opening
Ganzhou Nankang (贛州南康)	4/F, Furniture Expo Center, Furniture Town, Quanyuan Village, Jingba Town, Nankang District, Ganzhou City, Jiangxi Province (江西省贛州市南康區鏡壩鎮全園村家居小鎮家居博覽中心四樓)	5,247	30 December 2018	Contracted management	10 years since the opening
Yongzhou Lingling (永州零陵)	Intersection of Yangming Avenue and Lizhi East Road, Qilidian Community, (Red Star Macalline Tenant Sourcing Center) Lingling District, Yongzhou City, Hunan Province (湖南省永州市零陵區七里店社區陽明大道與荔枝東路交叉口(紅星美凱龍招商中心))	40,429	30 December 2018	Contracted management	10 years since the opening
Xincai Mall (新蔡商場)	Red Star Macalline Furniture Life Square, No. 28 Building, World Trade Plaza, Qilizhu Village, Kaiyuan Avenue, Xincai County, Henan Province (河南省新蔡縣開源大道七里朱村世貿廣場28號樓紅星美凱龍家具生活廣場)	29,406	30 December 2018	Contracted management	10 years since the opening
Puyang Fengye (濮陽楓葉)	Intersection of Lidu Road and Huanghe Road, Hualong District, Puyang City, Henan Province (河南省濮陽市華龍區黃河路麗都路交叉口)	49,653	30 December 2018	Contracted management	10 years since the opening
Yuncheng Jinhe Road (鄆城金河路)	Longzewan Marketing Center, Intersection of Jinhe Road and Yihe Road, Yuncheng County, Heze City, Shandong Province (山東省荷澤市鄆城縣金河路與義和路交匯處龍澤灣營銷中心)	25,637	30 December 2018	Contracted management	10 years since the opening

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Wuwei Mall (無為商場)	Red Star Macalline Mall, Intersection of Changjiang Road and Xingfu Road, Wucheng Town, Wuwei County, Wuhu City, Anhui Province (安徽省蕪湖市無為縣無城鎮長江路與幸福路交叉口紅星美凱龍商場)	28,497	30 December 2018	Contracted management	10 years since the opening
Yancheng Ting Lake (鹽城亭湖)	No. 38 Qingnian East Road, Tinghu District, Yancheng City, Jiangsu Province (江蘇省鹽城市亭湖區青年東路 38 號)	60,118	30 December 2018	Contracted management	10 years since the opening
Haining Hai Chang (海寧海昌)	No. 128 Caohejing Road, Haining Economic Development Zone, Haining Sub-city, Jiaxing City, Zhejiang Province (浙江省嘉興市海寧市海寧經濟開發區漕河涇路 128 號)	41,663	30 December 2018	Contracted management	10 years since the opening
Jiangsu Liyang (江蘇溧陽)	No. 601 Yongping Avenue, Licheng Town, Liyang City, Jiangsu Province (江蘇省溧陽市溧城鎮永平大道 601 號)	43,470	30 December 2018	Contracted management	10 years since the opening
Sichuan Guang'an (四川廣安)	No. 90, Middle Section of Wuliu Avenue, Logistics Business Park, Zaoshan Town, Guang'an City, Sichuan Province (四川省廣安市棗山鎮物流商貿園區物流大道中段 90 號)	22,032	30 December 2018	Contracted management	10 years since the opening
Liupanshui Liangdu (六盤水涼都)	Red Star Macalline, No. 96 Liangdu Avenue, Zhongshan District, Liupanshui City, Guizhou Province (貴州省六盤水市鐘山區涼都大道 96 號紅星美凱龍)	45,423	30 December 2018	Contracted management	10 years since the opening
Xingyi Wanhe (興義萬和)	Building 4, Third Phase of the Renovation Project of Wanhe Dadi Shantytown, Ping Dong Group 1, Pingdong Office of Xingyi City, Buyi and Miao Autonomous Prefecture, Southwest of Guizhou Province (貴州省黔西南布依族苗族自治州興義市坪東辦坪東一組萬和大地棚戶區改造項目三期第四棟)	37,165	30 December 2018	Contracted management	10 years since the opening

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)
Xinhua Tongxin (新化同心)	Intersection of Dayangjiang Road and Huancheng Road, Shangmei Town, Xinhua County, Loudi City, Hunan Province (湖南省婁底市新化縣上梅鎮大洋江路與環城路交叉口)	17,841	31 December 2018	Contracted management	10 years since the opening
Xiangtan Yuhu (湘潭雨湖)	5th Floor, Red Star Macalline, Shaziling, Yuhu District, Xiangtan City, Hunan Province (湖南省湘潭市雨湖區砂子嶺紅星美凱龍5樓)	22,215	31 December 2018	Contracted management	10 years since the opening

Table 1-6 Stores Closure During the Reporting Period

Unit: m²

Name	Address	Operating Area	Opening Date	Way of Contracting	Contract Period (Applicable to Leased and Managed Business Mode)	Reason for Closure	Time of Closure
Shiji, Tongxiang (桐鄉世紀)	West side of Shiji Avenue, Wutong Sub-district, Tongxiang City (桐鄉市梧桐街道世紀大道西側)	36,748	28 September 2008	Contracted management	10 years since the contract took effect	Expiration of the entrusted management contract	March 2018
Wuxing, Huzhou (湖州吳興)	2077 Erhuan West Road, Huzhou City, Zhejiang Province (浙江省湖州市二環西路2077號)	64,055	12 November 2011	Contracted management	10 years since the contract took effect	Expiration of the entrusted management contract	September 2018
Wolong, Xiangyang (襄陽臥龍)	Intersection of Dengcheng Avenue and Fanwei Road, Xiangzhou District, Xiangyang City, Hubei Province (湖北省襄陽市襄州區鄧城大道與樊魏路交匯處)	53,184	27 December 2014	Contracted management	10 years since the opening	Property transferred by the partner	September 2018
Cangzhou Yunhe (滄州運河)	Red Star Macalline, 18th Floor of Shengji Building, Beijing Road, Cangzhou Canal District, Hebei Province (河北省滄州市運河區北京路聖基大廈18樓紅星美凱龍)	55,767	18 November 2012	Contracted management	15 years since the contract took effect	The unilateral default of the partner	November 2018

II. MALLS THAT ARE IN OPENING PREPARATION AS OF THE END OF 2018

As of 31 December 2018, the Company had 30 pipeline Portfolio Shopping Malls (of which 22 were Owned Portfolio Shopping Malls and 8 were Leased Portfolio Shopping Malls), and the planned construction area amounted to approximately 3.90 million sq.m. (subject to final construction area approved by government permit document). Among the pipeline Managed Shopping Malls, we have obtained land use rights/land parcels for 361 managed contractual projects.

III. REVENUE AND GROSS PROFIT MARGIN OF PORTFOLIO SHOPPING MALLS FOR THE YEAR OF 2018

During the Reporting Period, the Portfolio Shopping Malls opened by the Company recorded revenue of RMB7,708,758,450.25, representing an increase of 11.6% as compared with the same period of last year; the gross profit margin was 77.1%, representing an increase of 0.8 percentage point as compared with the same period of 2017.

Table 3-1 Revenue and Gross Profit Margin of Portfolio Shopping Malls Classified by Operating Mode

Unit: RMB

Operating Mode	Revenue	Change as Compared to the Same Period (%)	Gross Profit Margin (%)	Change as Compared to the Same Period (Percentage Point)
Owned Portfolio Shopping Malls	6,133,651,596.49	16.3%	84.6%	Increase by 0.4 percentage points
Leased Portfolio Shopping Malls	1,033,457,075.12	-7.8%	36.7%	Decrease by 6.7 percentage points
JV/Associate Portfolio Shopping Malls	541,649,778.64	5.7%	68.7%	Increase by 2.9 percentage points
Total:	7,708,758,450.25	11.6%	77.1%	Increase by 0.8 percentage points

Note: Malls listed above are Portfolio Shopping Malls opened as at the end of each period (including JV/Associate Portfolio Shopping Malls).

Table 3-2 Revenue and Gross Profit Margin of Portfolio Shopping Malls Classified by Location

Unit: RMB

Location	Revenue	Change as Compared to the Same Period (%)	Gross Profit Margin (%)	Change as Compared to the Same Period (Percentage Point)
Beijing	917,578,342.75	11.1%	72.1%	Increase by 1.5 percentage points
Shanghai	1,663,382,882.02	9.3%	88.7%	Increase by 1.6 percentage points
Tianjin	257,921,962.21	-18.3%	80.6%	Decrease by 6.3 percentage points
Chongqing	488,623,933.01	13.9%	73.4%	Increase by 5.7 percentage points
Northeast China	805,752,174.62	9.5%	84.1%	Increase by 3.9 percentage points
North China (excluding Beijing and Tianjin)	203,581,255.80	9.6%	58.2%	Increase by 8.7 percentage points
East China (excluding Shanghai)	1,827,142,476.32	24.4%	73.4%	Decrease by 0.8 percentage point
Central China	734,991,733.71	7.5%	74.8%	Decrease by 2.1 percentage points
South China	342,998,311.51	10.9%	58.3%	Increase by 5.6 percentage points
West China (excluding Chongqing)	466,785,378.30	8.5%	75.3%	Decrease by 1.6 percentage points
Total:	7,708,758,450.25	11.6%	77.1%	Increase by 0.8 percentage point

Note: Malls listed above are Portfolio Shopping Malls opened as at the end of each period (including JV/Associate Portfolio Shopping Malls).

The operating information of this announcement is provided to investors to understand the operation of the Company only. The Company advises investors to exercise caution when using such information. Notice is hereby given.

By order of the Board
Red Star Macalline Group Corporation Ltd.
GUO Binghe
Vice Chairman

Shanghai, the PRC,
27 March 2019

As at the date of this announcement, the executive Directors of the Company are CHE Jianxing, GUO Binghe, CHE Jianfang and JIANG Xiaozhong; the non-executive Directors are CHEN Shuhong, XU Guofeng, Joseph Raymond GAGNON, ZHANG Qiqi; and the independent non-executive Directors are QIAN Shizheng, LEE Kwan Hung, WANG Xiao and ZHAO Chongyi.