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**中國奧園地產集團股份有限公司**  
**China Aoyuan Property Group Limited**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 3883)**

**ISSUANCE OF FURTHER USD225,000,000 7.5% SENIOR NOTES DUE 2021  
(TO BE CONSOLIDATED AND FORM A SINGLE SERIES WITH THE  
USD200,000,000 7.5% SENIOR NOTES DUE 2021 ISSUED ON 10 MAY 2018)**

Reference is made to the Announcements. Unless otherwise defined, terms that are defined in the Announcements shall have the same meanings in this announcement.

The Board is pleased to announce that on 11 June 2018, the Company and the Subsidiary Guarantors entered into the Purchase Agreement with CEB International, CMB International, China CITIC Bank International, Deutsche Bank, Essence International, J.P. Morgan, OCBC Bank, Orient Securities (Hong Kong) and UBS in connection with the issue of USD225,000,000 7.5% senior notes due 2021.

CEB International, CMB International, China CITIC Bank International, Deutsche Bank, Essence International, J.P. Morgan, OCBC Bank, Orient Securities (Hong Kong) and UBS are the joint lead managers and the joint bookrunners in respect of the offer and sale of the New Notes. They are also the initial purchasers of the New Notes.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiry, each of CEB International, CMB International, China CITIC Bank International, Deutsche Bank, Essence International, J.P. Morgan, OCBC Bank, Orient Securities (Hong Kong) and UBS is an independent third party and not a connected person of the Company.

## **Principal terms of the New Notes**

The principal terms of the New Notes are the same as the terms of the Original Notes as set forth in the announcement of the Company dated 3 May 2018, other than the following:

### ***New Notes Offered***

Subject to certain conditions to completion, the Company will issue the New Notes in the aggregate principal amount of USD225,000,000, to be consolidated and form a single series with the Original Notes. The New Notes will mature on 10 May 2021, unless earlier redeemed pursuant to the terms thereof.

### ***Offer Price***

The Offer Price of the New Notes will be 98.092% of the principal amount of the New Notes plus accrued interest from (and including) 10 May 2018 to (but excluding) 19 June 2018.

The estimated net proceeds of the New Notes Issue, after deduction of the underwriting discount and other estimated expense payable in connection with this offering, will amount to approximately USD216.9 million.

## **Reasons for the New Notes Issue**

The Company intends to use the net proceeds of the New Notes to refinance the Group's existing indebtedness and for general working capital. The Company may adjust the foregoing plan in response to changing market conditions and reallocate the use of proceeds.

## **Listing**

The Original Notes are listed on the SGX-ST. Approval in-principle has been received from the SGX-ST for the listing of the New Notes on the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Approval for the listing and quotation of the New Notes on the Official List of the SGX-ST is not to be taken as an indication of the merits of the Company, the Notes, the Subsidiary Guarantees, the Subsidiary Guarantors or their respective subsidiaries (if any).

The New Notes and the Subsidiary Guarantees have not been and will not be registered under the U.S. Securities Act or any state securities laws and, unless so registered, may not be offered or sold within the United States. Accordingly, the New Notes are being offered and sold only outside the United States in reliance on Regulation S under the U.S. Securities Act. None of the New Notes will be offered to the public in Hong Kong and none of the New Notes will be placed with any connected persons of the Company.

## DEFINITIONS

In this announcement, the following expressions shall have the meanings set out below unless the context requires otherwise:

“Announcements”	the announcements dated 2 May 2018 and 3 May 2018 in respect of the issue of the Original Notes and 11 June 2018 in respect of the New Notes Issue
“Purchase Agreement”	the agreement dated 11 June 2018 entered into by and among the Company, the Subsidiary Guarantors, CEB International, CMB International, China CITIC Bank International, Deutsche Bank, Essence International, J.P. Morgan, OCBC Bank, Orient Securities (Hong Kong) and UBS, in relation to the New Notes Issue

By order of the Board  
**China Aoyuan Property Group Limited**  
**Guo Zi Wen**  
*Chairman*

Hong Kong, 11 June 2018

*As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Ms. Zhong Ping and Mr. Ma Jun; and the independent non-executive directors of the Company are Mr. Tsui King Fai, Mr. Cheung Kwok Keung and Mr. Hu Jiang.*