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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)

GENERAL DISCLOSURE UNDER RULE 13.18 OF THE LISTING RULES

This announcement is made pursuant to Rule 13.18 of the Listing Rules with respect to the Loan Agreement which contains specific performance obligations on the controlling shareholder of the Company.

References are made to the announcements of the Company dated 14 March 2018 and 30 April 2018 (the “**Announcements**”) in relation to the Loan Agreement entered into between the Company as borrower and the Lenders as lenders on 13 March 2018 and the Lender Accession entered into between the Company as borrower and Acceded Lenders as lenders on 27 April 2018 respectively, which contain specific performance obligations on the controlling shareholder of the Company. Unless otherwise stated, capitalized terms used herein shall have the same meanings as defined in the Announcements.

On 11 July 2018, three banks (the “**Additional Acceded Lenders**”) acceded to the Loan Agreement as lenders and mandated lead arrangers in accordance with the terms of the Loan Agreement (the “**Additional Lender Accession**”). Pursuant to the Additional Lender Accession, additional loan facilities of approximately HK\$700 million was granted by the Additional Acceded Lenders to the Company. Following the execution of the Additional Lender Accession, the total amount of loan facilities made available to the Company under the Loan Agreement equals to approximately HK\$3.2 billion.

Under the Additional Lender Accession, each Additional Acceded Lender:

- (a) became a party to the Loan Agreement;
- (b) shall have the rights and obligations of a lender and a mandated lead arranger as if it were an original lender and an original mandated lead arranger under the Loan Agreement; and
- (c) shall be bound by the provisions of the Loan Agreement.

Save and except for the Additional Lender Accession, all other terms of the Loan Agreement, including the specific performance obligations imposed on Mr. Guo Zi Wen, being the controlling shareholder of the Company, under the Loan Agreement shall remain unchanged and continue in full force and effect.

This announcement is made in compliance with the disclosure requirement under Rule 13.18 of the Listing Rules. In accordance with the requirements pursuant to Rule 13.21 of the Listing Rules, disclosure will be included in the interim and annual reports of the Company for so long as the said specific performance obligations imposed on Mr. Guo Zi Wen under the Loan Agreement continue to exist.

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

Hong Kong, 11 July 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.