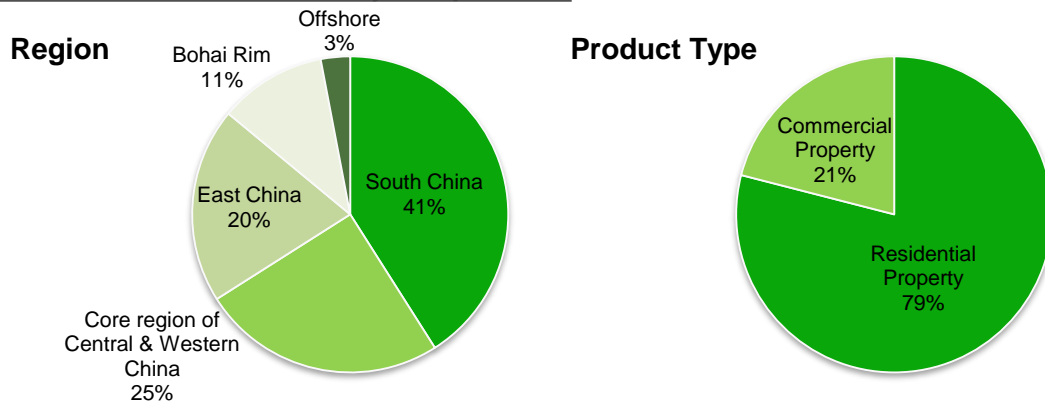


SALES OVERVIEW

For the first four months of 2019, Aoyuan achieved contracted sales totaling approximately RMB28.31 billion, with contracted gross floor area (GFA) sold amounting to approximately 2,785,000 sq.m., representing y-o-y increases of 36% and 41%, respectively. The average selling price was RMB10,163 per sq.m..

In April 2019, Aoyuan achieved contracted sales totaling approximately RMB9.57 billion, with contracted GFA sold amounting to approximately 955,000 sq.m., representing y-o-y increases of 33% and 26%, respectively.

Contracted Sales in January to April 2019



COMPANY NEWS

Aoyuan Secures Three-Year Syndicated Loan of HK\$1.3 Billion Further Extends Debt Maturity Profile with Diversified Financing Channels

On April 12, Aoyuan announced that the Company has secured a three-year syndicated loan of approximately HK\$1.3 billion in total, with Nanyang Commercial Bank, Hang Seng Bank, Bank of East Asia and Industrial Bank Hong Kong Branch.

The syndicated loan will bear an interest rate of three-month HIBOR plus 4.95% per annum. The proceeds will mainly be used for refinancing existing financial indebtedness and general corporate purposes.

Aoyuan management commented, "Backed by commercial banks, this syndicated loan reaffirmed the banks' confidence in Aoyuan's comprehensive strength and prospects. Aoyuan has always places emphasis on diversifying its financing channels. In 2018, Aoyuan completed three tranches of three-year syndicated loans totaling HK\$3.2 billion with eight commercial banks. Furthermore, Aoyuan opened the Asia USD bond market in 2019 and subsequently launched the first fully marketed three-year PRC property high yield issuance since Q4 2018, raising a total of US\$1.0 billion. This syndicated loan, in addition to the issuance of three-year and four-year USD bonds, further extended Aoyuan's debt maturity profile. Aoyuan will adhere to its prudent financial management and continue to optimize its debt structure, in order to achieve robust business growth and deliver fruitful returns to shareholders and investors."

COMPANY NEWS

Aoyuan Sponsors Hong Kong's First Large-scale Music x Outdoor Sports Event, "1,000 Cal Music Run Fest."

On March 31, Hong Kong's first large-scale music x outdoor sports event, the "1,000 Cal Music Run Fest.", sponsored by Aoyuan, was held in West Kowloon Cultural District. The two-day event attracted more than 6,000 sports and music fans. Apart from 5km, 3km and family running competitions, there were also activities such as yoga, dancing and circuit training, as well as games and booths set up by sponsors.

Aoyuan is committed to promote healthy lifestyle. The success of "1,000 Cal Music Run Fest." allowed Aoyuan's clients and employees to enjoy sports and have fun, as well as for general public to learn more about Aoyuan. Aoyuan will continue to support activities that align with its brand philosophy of "Building a Healthy Lifestyle".



LAND BANK

As of 31 Dec 2018, Aoyuan had 198 projects across 70 onshore and offshore cities, with a total GFA of approx. 34.10mn sqm (attributable:80%) and total saleable resources of approx. RMB365.0bn, which is sufficient for development needs in the coming three years.

For details on the Aoyuan's strategic layout, please click on the following link:

<http://aoyuan.com.cn/about/about.aspx?strm=114012>

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