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中國奧園集團股份有限公司
China Aoyuan Group Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3883)

ANNOUNCEMENT
POSITIVE PROFIT ALERT

This announcement is made by China Aoyuan Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Future Ordinance, Chapter 571, Laws of Hong Kong.

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on preliminary review and analysis of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2019 and other information currently available, the Group is expected to record an increase of over 50% in the core net profit (excluding non-recurring profit and loss items, comprising fair value gain on investment properties, net exchange difference, etc.) as compared to the same period of 2018, which was primarily attributable to the increase in the Group’s total gross floor area delivered to homebuyers and in the average selling price of delivered properties during the period from 1 January 2019 to 30 June 2019.

The information contained in this announcement is only based on the Company’s preliminary assessment of the consolidated management accounts of the Group, which have not been reviewed or audited by the Company’s auditors. The Company is still in the process of finalising the Group’s unaudited interim results for the six months ended 30 June 2019 which will be published in mid-August 2019.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 21 July 2019

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