

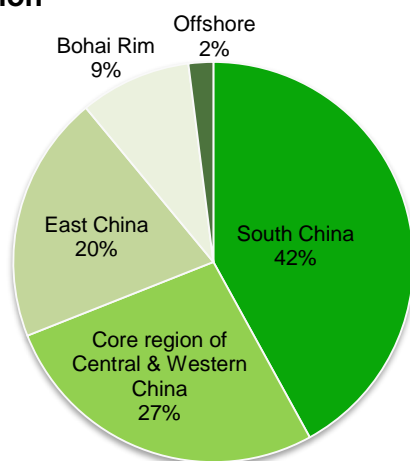
SALES OVERVIEW

For the first seven months of 2019, Aoyuan achieved contracted sales totaling approximately RMB60.28 billion, with contracted gross floor area (GFA) sold amounting to approximately 5,989,000 sq.m., representing y-o-y increases of 30% and 36%, respectively. The average selling price was RMB10,065 per sq.m..

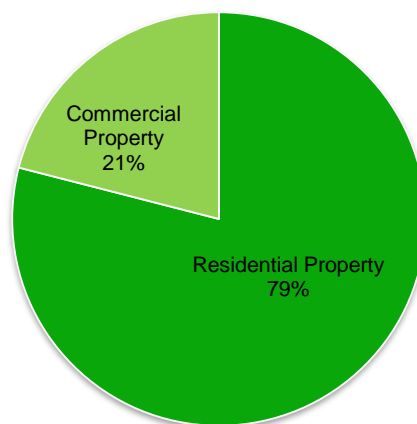
In July 2019, Aoyuan achieved contracted sales totaling approximately RMB6.65 billion, with contracted GFA sold amounting to approximately 669,000 sq.m., representing y-o-y increases of 11% and 39%, respectively.

Contracted Sales in January to July 2019

Region



Product Type



Note 1: Contracted sales by province and city

South China 42%	Guangdong	32%
	Guangxi	8%
	Hainan	2%
	Chongqing	4%
Core Region of Central & Western China 27%	Sichuan	11%
	Hunan	6%
	Hubei	2%
	Shaanxi	2%
	Jiangxi	1%
	Yunnan	1%

East China 20%	Zhejiang	8%
	Jiangsu	4%
	Anhui	5%
	Fujian	3%
Bohai Rim 9%	Liaoning	1%
	Beijing	1%
	Tianjin	1%
	Hebei	4%
	Shandong	2%
Offshore 2%	Offshore	2%

Note 2: Please refer to company announcement on HKEx and company website

COMPANY NEWS

Aoyuan Moves into New Headquarters in Panyu, Guangzhou

On 28 July, Aoyuan officially moved into its new headquarters at Aoyuan Tower, located at the heart of Wanbo CBD, Panyu, Guangzhou. It is in close proximity to the Guangzhounan High Speed Rail Station. Wanbo CBD is one of the twin CBDs of Guangzhou, set to become a new Internet+ base in the Greater Bay Area. Aoyuan Tower is to be developed into an innovation centre for composite real estate, a model and benchmark for the modern services industry and a pioneer in healthy lifestyle.



Aoyuan and Aoyuan Healthy Life Group both Issue Positive Profit Alert for 2019 Interim Results

On 21 July, Aoyuan announces positive profit alert. Based on preliminary review and analysis of the unaudited consolidated management accounts of the Company for the six months ended 30 June 2019 and other information currently available, the Company is expected to record an increase of over 50% in the core net profit as compared to the same period of 2018, which was primarily attributable to the increase in the Company's total gross floor area delivered to homebuyers and in the average selling price of delivered properties during the period under review.

Aoyuan Healthy Life Group, a sub-group of China Aoyuan, is pleased to announce that based on the preliminary review and analysis of the unaudited consolidated management accounts of the company for the six months ended 30 June 2019 and other information currently available, Aoyuan Healthy Life Group is expected to record an increase of over 85% in the core net profit as compared to the same period of 2018. The increase was primarily attributable to the increase in the number of pre-sale display units and sales offices the company provided services and the growth in revenue from community value-added services.

Aoyuan Further Issues US\$250 million Senior Notes Due 2023 Lowest Yield to Maturity of 6.5% among Comparable Peers

On 30 July, Aoyuan successfully further issued US\$250 million 7.95% senior notes due 2023, yield to maturity of the further issuance was 6.5%. Total issue size of the series, including the original notes issued in February 2019, was US\$475 million. The Company intends to use the proceeds to refinance its existing offshore indebtedness.

COMPANY NEWS

Aoyuan Secures an Aggregate of HK\$1.6 Billion Three-Year Syndicated Loan Further Extends Debt Maturity Profile with Diversified Financing Channels

On 15 July, Aoyuan announced that the Company has secured an aggregate of approximately HK\$1.6 billion three-year offshore syndicated loan, with Nanyang Commercial Bank, Hang Seng Bank, Industrial Bank Hong Kong Branch, Bank of East Asia and Bank of Shanghai (Hong Kong), bearing an interest rate of HIBOR plus 4.95% per annum. The proceeds will mainly be used for refinancing its existing financial indebtedness and general corporate purposes.

Aoyuan Garners “Fortune China 500” and “Fortune China Top 50 Board of Directors” in 2019

Fortune China has announced the lists for “Fortune China 500” and “Fortune China Top 50 Board of Directors” in 2019. Aoyuan’s ranked 279th on “Fortune China 500” in 2019, which is the third consecutive year for Aoyuan to make leaps in ranking. Aoyuan’s ranking on “Fortune China Board of Directors” has also improved to Top 50 in 2019 from Top 100 in 2018. Under outstanding governance of the



Board of Directors, Aoyuan has maintained resilience and outperformed in complex market environment.

Aoyuan to Invest in Aeon Life Insurance Strengthens “One Core Business with Vertical Development” Strategy

On 19 July, Aoyuan announced that it will acquire 13.86% of the total shares of Aeon Life Insurance Company Ltd., at a total consideration of approximately RMB3.26 billion. The consideration will be funded by Aoyuan’s internal financial resources, and the transaction will only be completed upon approval by China Banking and Insurance Regulatory Commission and when conditions precedent are fulfilled within 180 days after the payment of the consideration.

Aoyuan is committed to proactively innovate and diversify its business model. It has developed into a conglomerate enterprise which covers various business segments, including property development, health and wellness, cultural tourism and cross-border e-commerce. Following the spin-off and separate listing of Aoyuan Healthy Life on the Main Board of the Stock Exchange in March 2019, Aoyuan has enhanced its business strategy of “One Core Business with Vertical Development”. Aoyuan believes that the acquisition of Aeon Life Insurance helps strengthening the Company’s strategy in diversifying its business.

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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