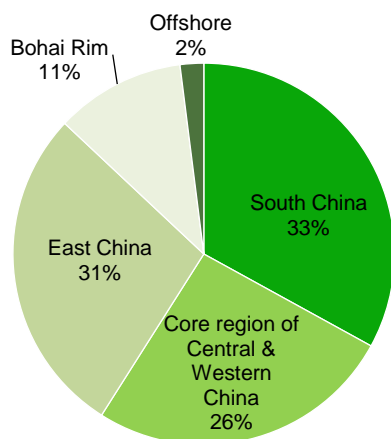


SALES OVERVIEW

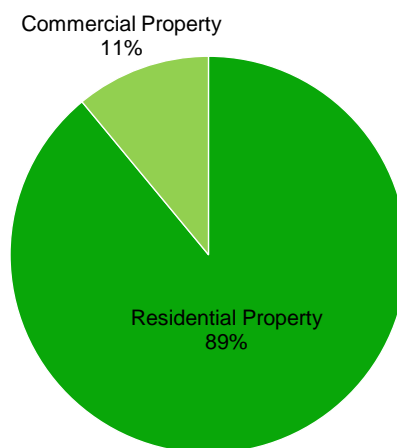
For the year 2021, Aoyuan recorded property contracted sales totaling approximately RMB121.03 billion and contracted gross floor area (GFA) sold totaling approximately 10,961,000 sq.m.. The average selling price was approximately RMB 11,041 per sq.m..

Contracted Sales from January to December 2021

Region



Product Type



Note 1: Contracted sales by province and city

South China 33%	Guangdong	29%
	Guangxi	4%
	Chongqing	3%
	Sichuan	9%
Core Region of Central & Western China 26%	Hunan	5%
	Hubei	1%
	Shaanxi	4%
	Jiangxi	2%
	Henan	2%

East China 28%	Zhejiang	5%
	Jiangsu	10%
	Anhui	6%
	Fujian	3%
Bohai Rim 11%	Shanghai	4%
	Shandong	8%
	Hebei	2%
Offshore 2%	Tianjin	1%
	Offshore	2%

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

COMPANY NEWS

Aoyuan Delivers 98 Projects in Total for the Year Ensures Smooth Property Delivery

In 2021, Aoyuan delivered 98 projects in total, demonstrating its commitment to property delivery with action. Around 10 of these projects, including Chongqing Aoyuan Jade Mansion and Chenzhou Aoyuan Hua Mansion, were delivered ahead of schedule. Projects such as Yangjiang Aoyuan Central Parkview — Lakeview, Zhuhai Aoyuan Scenic Garden and Zhuhai Aoyuan Golden Bay were all delivered on the first day of inspection visit.



Zhuhai Aoyuan Golden Bay



Chongqing Aoyuan Jade Mansion



Zhuhai Aoyuan Scenic Garden



Chenzhou Aoyuan Hua Mansion



Yangjiang Aoyuan Lakeview



Meizhou Sunac Aoyuan Jiulong Palace

COMPANY NEWS

Aoyuan Becomes Project Developer of Shenzhen Nanshan Nanpo Industrial Building Urban Redevelopment Project

On 21 December, Aoyuan officially became the project developer of Shenzhen Nanshan Nanpo Industrial Building urban redevelopment project, which has estimated total saleable resources of RMB 500 million. Located in Qianhai Shekou Free Trade Zone, the project is to be built into an innovative technology park with R&D, exhibition and business experience platforms.

Thus far, Aoyuan has approximately 10 urban redevelopment projects in Shenzhen, and is steadily expanding its presence across the Greater Bay Area.



Aoyuan's A+ Product Competitiveness Recognized by Industry with Multiple Accolades

In December, Aoyuan won a number of awards, including ranking 25th in the "PRC Property Developers with Outstanding Product Competitiveness 2021", "Top 10 Product Value System of PRC Property Developers" and "Exemplary Product Competitiveness of Property Developers". Guangzhou Aoyuan Henderson The Residence Class was selected among the "Top 15 Signature Projects in China" and the "PRC Quality Homes Award", while Zhuhai Aoyuan The Residence Class captured the "PRC Prestigious Property Project Award".

Amid the shifting landscape of the property industry, Aoyuan has actively embraced changes in the industry, continuing to strengthen its product competitiveness and promote innovation, in a bid to build warm and intelligent homes which satisfy consumers' pursuit of healthier, happier and better-quality lives.



COMPANY NEWS

Presenting Future Homes in advance A+ Factory at Qingdao Aoyuan Top Mansion Completed

In pursuit of product quality and creating better homes, following the implementation of its 5A+ product system, Aoyuan has been building A+ factories at projects which showcase construction materials and models, craftsmanship and building processes, in order to ensure the quality of products and related experience upon delivery. Currently, A+ factory at Qingdao Aoyuan Top Mansion has been completed.



Adopting the principle of "what you see is what you get", Aoyuan A+ factories are to be built at different projects, offering a real display of the entire building process from construction to delivery of furnished flats, presenting future homes and living environment at the presales stage, such that customers can enjoy a better home purchase experience and homes to be delivered can truly meet their needs and expectations.



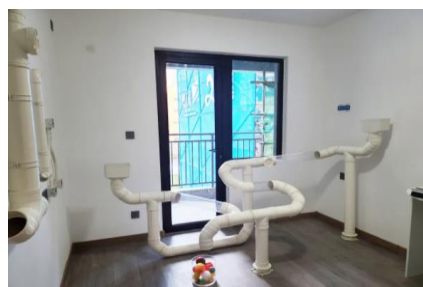
Qingdao Aoyuan Top Mansion
A+ factory



Ground floor lobby



Sample flat with real measurements



DIY room - on-site pigging test



Show flat with fit-out



Community landscape

COMPANY NEWS

Aoyuan Continues to Support Charitable Causes and Garners Nanfang Charity Communication Awards for Two Consecutive Years

On 16 December, with its contributions to the “Double Tens, Double Hundreds” poverty alleviation project, Aoyuan garnered the “Innovation Award in Nanfang Charity Communication Awards”, winning the award for two consecutive years.

This year, “Nanfang Charity Communication Awards” has adopted the theme “Benefiting the Future”, focusing on areas such as rural revitalization, sustainable development and charitable activities. Throughout the past 25 years since its founding, Aoyuan has always adhered to its original commitment to public welfare and its responsibility as a corporate citizen. Looking forward, Aoyuan will continue to fulfill its corporate responsibility, thereby contributing to the development of public welfare and charitable causes as well as betterment of society.



ABOUT AOYUAN

Aoyuan focuses on Guangdong – Hong Kong – Macao Greater Bay Area, with a nationwide strategic layout covering four major regions – South China, core region of Central and Western China, East China, and Bohai Rim. Aoyuan has established an extensive urban redevelopment layout and is a top notch player of urban redevelopment in the Greater Bay Area.

Aoyuan will continue to deepen its strategy of “one core business with vertical development” through promoting two-way empowerment and synergy between Quality Living (core property business) and Joyful & Healthy Lifestyle (non-property business). Aoyuan currently owns listed companies including China Aoyuan (3883.HK), Aoyuan Healthy (3662. HK) and Aoyuan Beauty Valley (000615.SZ).

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