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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 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 and potential investors of the Company that based on preliminary review and analysis of the consolidated management accounts of the Group for the year ended 31 December 2018 and other information currently available, the Group is expected to record an increase of over 40% in the core net profit (excluding non-recurring gains or losses such as fair value gain on investment properties, net exchange difference and gain on change in fair value of derivative financial instruments) as compared to that for the year ended 31 December 2017. The increase was primarily attributable to the improvements in the Group’s total gross floor area delivered to buyers and the average selling price of properties delivered in the year ended 31 December 2018.

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 annual results for the year ended 31 December 2018 which will be published in mid-March 2019.

Shareholders and potential investors of the Company 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, 24 February 2019

As at the date of this announcement, the executive Directors are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Ms. Zhong Ping and Mr. Ma Jun; and the independent non-executive Directors are Mr. Tsui King Fai, Mr. Cheung Kwok Keung and Mr. Hu Jiang.