

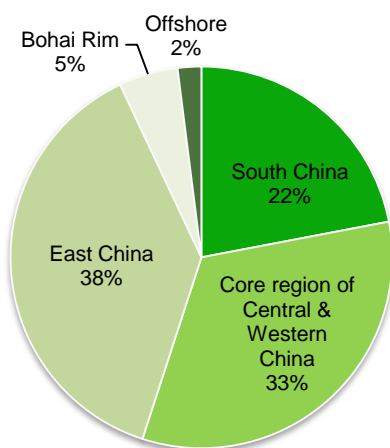
SALES OVERVIEW

In April 2020, Aoyuan achieved property contracted sales totaling approximately RMB8.73 billion, with contracted gross floor area (GFA) sold amounting to approximately 861,000 sq.m., representing m-o-m increases of 20% and 16%, respectively.

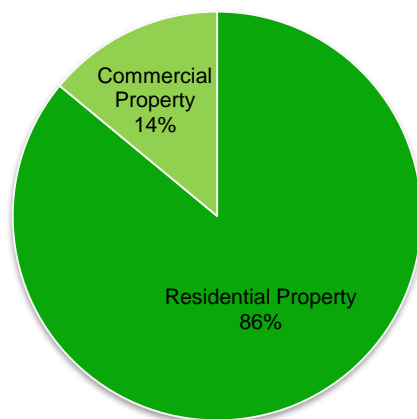
During the first four months of 2020, the Company achieved property contracted sales totaling approximately RMB23.03 billion, with contracted GFA sold amounting to approximately 2,237,000 sq.m.. The average selling price was RMB10,292 per sq.m..

Contracted Sales from January to April 2020

Region



Product Type



Note 1: Contracted sales by province and city

South China 22%	Guangdong	17%
	Guangxi	4%
	Hainan	1%
Core Region of Central & Western China 33%	Chongqing	2%
	Sichuan	11%
	Hunan	5%
	Hubei	1%
	Shaanxi	5%
	Jiangxi	1%
	Henan	8%

East China 38%	Zhejiang	4%
	Jiangsu	16%
	Anhui	11%
	Fujian	7%
Bohai Rim 5%	Shandong	2%
	Hebei	2%
	Beijing	1%
Offshore 2%	Offshore	2%

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

COMPANY NEWS

Aoyuan's Chairman Increases Shareholding and Purchases USD Bond of the Company Also Increases Shareholding in Aoyuan Healthy Life

On 24 April, Mr. Guo Zi Wen, Chairman of Aoyuan, has increased his shareholding in the Company by acquiring 1,000,000 shares of Aoyuan, at an average price of HK\$8.816 per share for a total consideration of approximately HK\$8.82 million. Immediately following the share purchase, the shareholding in the Company of Chairman Guo Zi Wen and Mr. Guo Zi Ning, CEO of Aoyuan, has become 55%. In April 2020, Chairman Guo Zi Wen also purchased US\$1 million of Aoyuan's USD bond due September 2021. Since Aoyuan's IPO in 2007, there have been rounds of share purchases and buybacks, as well as bond purchases totaling an aggregate consideration of over HK\$900 million.

On 27 April, Mr. Guo Zi Wen, Chairman of Aoyuan and controlling shareholder of Aoyuan Healthy Life, has acquired a total of 1,000,000 shares of Aoyuan Healthy Life for approximately HK\$7.25 million at the average price of HKD7.245 per share in the open market. Immediately following the share purchase, the shareholding in Aoyuan Healthy Life of Chairman Guo Zi Wen has increased from approximately 54.58% to approximately 54.72%.

Chairman Guo Zi Wen's increase in shareholding in Aoyuan and Aoyuan Healthy Life has demonstrated his strong confidence in the development prospects of both companies.

For details, please visit the HKEX website:

24 April 2020: [Director/Chief Executive Notice - Interests in Shares of Listed Corporation](#)

27 April 2020: [Individual Substantial Shareholder Notice](#)

Aoyuan to Acquire 29.99% of Shares of Kinghand Group Continued Cultivation of Existing Regions with Traditional M&A Strengths

On 7 April, Aoyuan announced that it has entered into a framework agreement for acquisition of 29.99% shares of Kinghand Industrial Investment Group Co., Ltd. ("Kinghand Group"), at a total consideration of approximately RMB1.16 billion. The consideration will be funded by Aoyuan's internal resources.

Kinghand Group (SZSE Stock Code: 000615) is mainly engaged in property development in the PRC. With substantial experience in property development in the PRC. With substantial experience in property development and management, Kinghand Group has successfully completed many mid- to high-end real estate projects over the years. Kinghand Group has 18 projects with total saleable GFA of approximately 1.24 million sq.m., which have obtained land certificate and are mainly located in Beijing, Tianjin, Chongqing, Chengdu, Nanjing, Taiyuan, Guangdong Province, Hebei Province, etc..



Upon completion of the acquisition, Kinghand Group will become Aoyuan's subsidiary, allowing Aoyuan to strengthen its landbank and further increase proportion of operations in Tier 1 and 2 cities. This will facilitate cultivation of existing regions and enhance Aoyuan's market share and influence.

COMPANY NEWS

Aoyuan Becomes the Implementation Developer of Zhuhai Gongbei Lian'an Old Village Urban Redevelopment Project

On 24 April, Aoyuan officially became the implementation developer of Zhuhai Gongbei Lian'an Old Village Urban Redevelopment Project. The over 100-year-old Lian'an Village is located next to Gongbei Port, Zhuhai Station of the Guangzhou-Zhuhai Railway, and Hong Kong-Zhuhai-Macau Bridge, an area which has been regarded as Zhuhai's window to places beyond. Spanning a planned total GFA of approximately 390,000 sq.m., the village is to be transformed into a new landmark of the Gongbei Port region.



CGI

Aoyuan has achieved a full coverage of "Three Olds" urban redevelopment, including old towns, old villages and old factories. As of end-2019, Aoyuan had over 30 urban redevelopment projects at different phases, over 10 of which are located in Zhuhai, rendering Aoyuan one of the major urban redevelopment players in Zhuhai.

Aoyuan Ranks 14th in "Board of Directors of Listed PRC Property Developers 2019-2020"

On 28 April, the China Real Estate Newspaper released the ranking of "Top 50 Board of Directors of Listed PRC Property Developers 2019-2020". With its sound operations management and financial position, Aoyuan's ranking continues to improve, up 13 spots from last year to stand at 14th.

First published in 1993, the China Real Estate Newspaper a professional real estate publication directly headed by the national Ministry of Housing and Urban-Rural Development. The ranking is evaluated based on a pool of top 100 listed property developers by sales in 2019, with criteria including market value, growth rate of market value, net asset return rate, revenue growth rate, board composition and diversity as well as objective market indicators. The rise to 14th place demonstrates that Aoyuan's high-level corporate governance and transparency are well recognized by the industry.

直击财报 | 榜单

2019年—2020年中国上市房企最佳董事会TOP50

排名	房企名称	综合指数
1	万科A	1.0135
2	碧桂园	0.9985
3	融创中国	0.9845
4	龙光地产	0.9795
5	世茂房地产	0.972
6	新城控股	0.967
7	中国海外发展	0.954
8	龙湖集团	0.9505
9	大悦城控股	0.944
10	金科股份	0.938

11	华润置地	0.937
12	时代中国	0.9355
13	荣盛发展	0.934
14	中国奥园	0.929
15	中国恒大	0.9285
16	旭辉控股	0.926
17	合景泰富	0.922
18	美的置业	0.9155
19	中国金茂	0.9105
20	雅居乐	0.9055

COMPANY NEWS

Aoyuan Donates RMB5 Million to Sun Yat-sen University In Support of Ecological Enhancement and Poverty Alleviation

On 30 April, Aoyuan donated RMB5 million to Sun Yat-sen University's Kashgar Windbreak and Dune Stabilization Forestry Fund. The amount is earmarked for promoting shoal greening in Kashgar, Xinjiang, and advancing the goal of poverty alleviation through ecological industry development.

As a hundred-billion-scale multinational conglomerate, Aoyuan actively shoulders its social responsibility while achieving high-quality business development. Adhering to the belief of "protecting the ecological environment equals protecting productivity, and improving the ecological environment equals boosting productivity", Aoyuan joins hands with Sun Yat-sen University in developing the local ecological industry through supporting windbreak and dune stabilization efforts, thereby contributing to the vision of balanced economic and environmental development cherished by local governments and citizens.



LAND BANK

As of 31 Dec 2019, Aoyuan had 280 projects across 85 onshore and offshore cities, with a total GFA of approx. 45.03mn sqm (attributable:79%) and total saleable resources of approx. RMB458.5bn. Total saleable resources including urban redevelopment projects amounted to RMB684.5bn.

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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