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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)**

**VOLUNTARY ANNOUNCEMENT**

This announcement is made by China Aoyuan Group Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) on a voluntary basis for the information of the shareholders and the potential investors of the Company.

The board of directors of the Company (the “**Board**”) hereby announces that the Company was served a writ of summons (the “**Writ**”) together with an indorsement of claim (the “**Claim**”) issued on 23 December 2021 in the Court of First Instance of the High Court of Hong Kong by Citibank, N.A. and Nine Masts Investment Fund (together, the “**Plaintiffs**”) against the Company and Happy Team Investments Limited (“**Happy Team**”) (a wholly-owned subsidiary of the Company) as defendants. The Plaintiffs claim against the Company and Happy Team for a debt in the amount of US\$131,014,770.47, together with interest accrued and costs.

The Claim arises from the alleged events of default under a credit agreement (including but not limited to certain non-payment events disclosed in the announcement of the Company dated 2 December 2021) whereby Happy Team is the borrower and the Company is the guarantor. As the Writ contains limited details of the Claim, the Board has been actively seeking advice from its financial and legal advisers in order to (i) assess the Plaintiffs’ merits of the Claim; and (ii) decide whether to contest the Claim and, where necessary, defend its rights. To the extent commercially reasonable, the Company may consider communicating with the Plaintiffs to seek to resolve the Claim and/or any consequential issues arising from the Claim consensually and amicably and within a reasonable timeframe.

Based on the information currently available to the Board and the preliminary assessment of the Claim, the Board considers that the results of the Claim will not have material adverse impact on the business, results and/or financial conditions of the Group. The Company will make further announcement(s) on any material developments in connection with the Claim. The Company will also continue to closely monitor the development of matters set out in the announcement of the Company dated 2 December 2021 and will make further announcement(s) as and when required in accordance with the requirements of the Listing Rules, the SFO and/or other applicable laws and regulations.

The Board wishes to reiterate that, as stated in the announcement of the Company dated 2 December 2021, the Company is working diligently with its advisers to communicate with relevant creditors of the Group and to seek to implement as soon as practicable a remediation plan that treats creditors fairly and protects the interests of the Group's creditors and other stakeholders.

**Shareholders, holders of securities of the Company and other investors of the Company are (i) advised not to rely solely on the information contained in this announcement and (ii) are reminded to consider the related risks and exercise caution when dealing in the shares and other securities of the Company. When in doubt, the shareholders, holders of securities and other investors of the Company are advised to seek professional advice from their own professional or financial advisers.**

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

Hong Kong, 28 December 2021

*As at the date of this announcement, the executive Directors are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Mr. Ma Jun, Mr. Chen Zhi Bin and Mr. Chan Ka Yeung Jacky; the non-executive Director is Mr. Zhang Jun; and the independent non-executive Directors are Mr. Tsui King Fai, Mr. Cheung Kwok Keung and Mr. Lee Thomas Kang Bor.*