

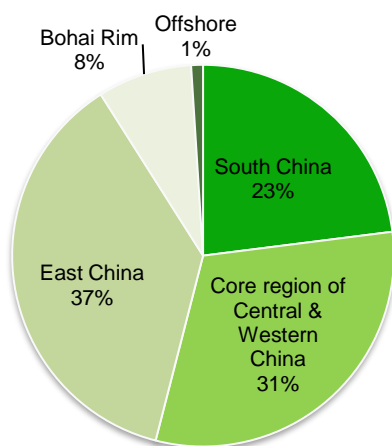
SALES OVERVIEW

During the first two months of 2021, the Company achieved property contracted sales totaling approximately RMB18.03 billion and contracted GFA sold approximately 1,550,000 sq.m., representing y-o-y increases of 157% and 145%, respectively. The average selling price was RMB11,638 per sq.m..

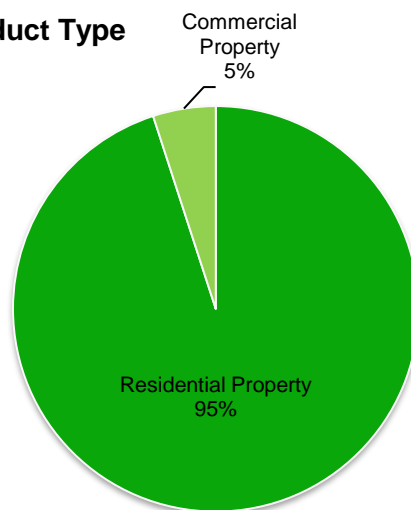
In February 2021, Aoyuan achieved property contracted sales totaling approximately RMB7.93 billion, with contracted gross floor area (GFA) sold amounting to approximately 697,000 sq.m., representing y-o-y increases of 305% and 248%, respectively.

Contracted Sales from January to February 2021

Region



Product Type



Note 1: Contracted sales by province and city

South China 23%	Guangdong	19%
	Guangxi	4%
	Chongqing	1%
	Sichuan	13%
Core Region of Central & Western China 31%	Hunan	9%
	Hubei	1%
	Shaanxi	3%
	Jiangxi	2%
	Henan	2%

East China 37%	Zhejiang	13%
	Jiangsu	14%
	Anhui	7%
	Fujian	3%
Bohai Rim 8%	Shandong	7%
	Hebei	1%
Offshore 1%	Offshore	1%

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

COMPANY NEWS

Aoyuan Secures an Aggregate of HK\$1.8 Billion Three-Year Syndicated Loan Sound Financial Management with Continuous Debt Structure Optimization

On 8 March, Aoyuan has secured an aggregate of approximately HK\$1.8 billion three-year offshore syndicated loan, with Bank of China (Hong Kong), Bank of East Asia, Barclays Bank, Chong Hing Bank, CMB Wing Lung Bank, Deutsche Bank, Hang Seng Bank, Nanyang Commercial Bank and Tai Fung Bank (in alphabetical order).

The syndicated loan will bear an interest rate of HIBOR/LIBOR plus 4.30% per annum. The proceeds will mainly be used for refinancing its existing offshore indebtedness.

Aoyuan Successfully Issues 6-year US\$350 Million 5.88% Senior Notes First USD Bond Issuance by PRC Developer in Year of Ox Longest Bond Maturity Ever Issued by Aoyuan

On 22 February, Aoyuan has successfully issued US\$350 million 5.88% senior notes due 2027.

The estimated net proceeds of the new notes (after deducting the underwriting commission and other estimated expense payable in connection with this offering) will amount to approximately US\$343 million. The Company intends to use the proceeds to refinance its existing offshore indebtedness. The joint lead managers and the joint bookrunners of the new notes are (in alphabetical order) BofA Securities, Bank of East Asia, Barclays, CICC, CMBC Capital, CMB International, Credit Suisse, Deutsche Bank, DBS Bank, Guotai Junan International, Haitong International, Industrial Bank Hong Kong Branch, J.P. Morgan, OCBC Bank and UBS.

Aoyuan Announces Early Redemption of Senior Notes Continuously Optimizes Debt Profile and Lowers Borrowing Costs

On 25 February, Aoyuan announces that the Company intends to redeem all of its outstanding notes in an aggregate amount of USD498,600,000 of the 7.95% senior notes due September 2021 and SGD91,500,000 of the 7.15% senior notes due September 2021. The early redemption is to be completed on 29 March 2021.

Aoyuan's Share Buybacks Repurchases 7 Million Shares at HK\$49.2 Million in 3 Consecutive Days

On 2-4 February, Aoyuan has bought back 7,000,000 shares in three days for a total consideration of approximately HK\$49.2 million (excluding commission and other expenses).

For details, please refer to the HKEx website:

[2 February 2021 – Next Day Disclosure Return](#)

[3 February 2021 – Next Day Disclosure Return](#)

[4 February 2021 – Next Day Disclosure Return](#)

COMPANY NEWS

Aoyuan Healthy Life Announces Positive Profit Alerts in FY2020 Expected to Record a Y-O-Y increase of not less than 50% in its Net Profit

On 9 February, Aoyuan Healthy Life announces that the Company is expected to record an increase of not less than 50% in the net profit for the year ended 31 December 2020 as compared to the year ended 31 December 2019.

Aoyuan Yingde Chocolate Kingdom Adds Two New Attractions

Following its grand opening on 31 December 2020, China's first theme park with a chocolate IP — Aoyuan Yingde Chocolate Kingdom revealed two new attractions in February 2021:

(1) Magic Chocolate Factory

As an integral component of Aoyuan Yingde Chocolate Kingdom, Magic Chocolate Factory is set against the story of IP characters' adventurous magic chocolate journey.

The Factory comprises two zones, namely Chocolate FEC (Family Entertainment Center) and Cocoa Fantasy Workshop. Through interactive activities including appreciation of chocolate art, exploration of the origin of chocolate, chocolate making as well as music and dance performances, the Factory offers brand new educational and sensational experience for visitors across all age groups.



(2) The Queen's Party — China's first interactive parent-child fantasy show in an actual street setting

The Queen's Party is directed by Mr. Mei Shuaiyuan, who has pioneered performance in actual natural settings in China, and his team. The team's works include *Liu Sanjie* (Yangshuo, Guilin), *Zen – Shaolin* (Mount Song, Henan), *Worship Ceremony – Mount Tai* (Mount Tai, Shandong), etc..Five of the teams productions have since been designated as National Cultural Industry Demonstration Sites.

With the entire Tea and Chocolate Town of the Kingdom as the stage, The Queen's Party takes audience on a journey of discovery of Chinese Yingdehong tea culture and Western chocolate culture. Coupled with advanced effects of sound, light and projection, as well as stunt performance, it offers audience an immersive experience that captivates all their senses.



LAND BANK

As of 30 Jun 2020, Aoyuan had 317 projects across 90 onshore and offshore cities, with a total GFA of approx. 48.74mn sqm (attributable:78%) and total saleable resources of approx. RMB501.5bn. Total saleable resources including urban redevelopment projects amounted to RMB1160.2bn.

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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