

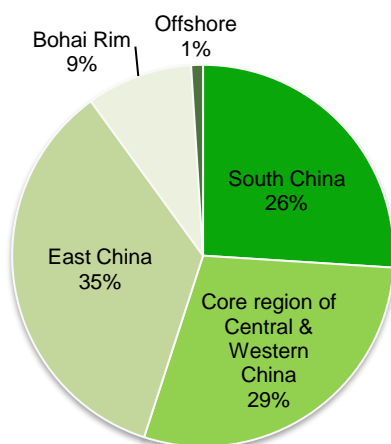
SALES OVERVIEW

During the first four months of 2021, the Company achieved property contracted sales totaling approximately RMB41.06 billion and contracted GFA sold approximately 3,624,000 sq.m., representing y-o-y increases of 78% and 62%, respectively. The average selling price was RMB11,333 per sq.m..

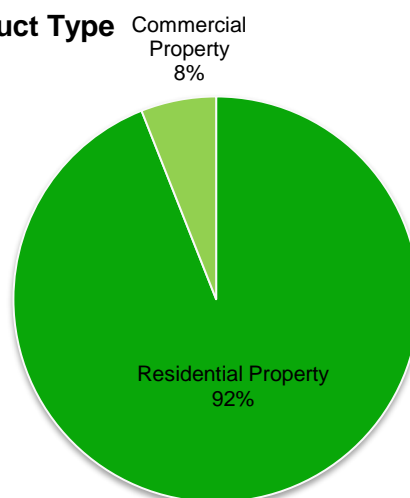
In April 2021, Aoyuan achieved property contracted sales totaling approximately RMB11.05 billion, with contracted gross floor area (GFA) sold amounting to approximately 948,000 sq.m., representing y-o-y increases of 27% and 10%, respectively. The average selling price was RMB11,651 per sq.m..

Contracted Sales from January to April 2021

Region



Product Type



Note 1: Contracted sales by province and city

South China 26%	Guangdong	22%
	Guangxi	4%
	Chongqing	2%
	Sichuan	11%
Core Region of Central & Western China 29%	Hunan	6%
	Hubei	1%
	Shaanxi	4%
	Jiangxi	3%
	Henan	2%

East China 35%	Zhejiang	9%
	Jiangsu	15%
	Anhui	7%
	Fujian	4%
Bohai Rim 9%	Shandong	8%
	Hebei	1%
Offshore 1%	Offshore	1%

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

COMPANY NEWS

Aoyuan Redeems on Time Senior Notes of Principal Amount US\$425 million Values Corporate Credibility and Completes Redemption of All Public Offshore Bonds due in 2021

On 10 May, Aoyuan has redeemed on time US\$425 million 7.5% senior notes due May 2021.

Aoyuan is committed to prudent capital management with refinancing arrangement planned in advance, as well as continuous optimization of its debt structure. In January 2021, Aoyuan issued US\$188 million 4.2% senior notes due 2022 at par through exchange offer and new issuance to refinance US\$188 million 4.8% senior notes issued in February 2020, setting a record-low borrowing cost among Aoyuan's bond issuances once again. In March 2021, Aoyuan completed early redemption of US\$500 million 7.95% and S\$100 million 7.15% senior notes due September 2021. Together with the bond redemption this time, Aoyuan has redeemed all three public offshore senior notes due 2021. Additionally in March, Aoyuan has secured an aggregate of US\$230 million three-year offshore syndicated loan backed by nine commercial banks and completed offshore syndicated loan refinancing.

Aoyuan Partially Repurchases Senior Notes due 2025, 2026 and 2027 for a Total Principal Amount of US\$3 Million

On 9 April, Aoyuan has repurchased senior notes in the open market for a total principal amount of US\$3 million, comprising: (i) 5.98% senior notes due 2025 of US\$1 million in aggregate principal amount, (ii) 6.2% senior notes due 2026 of US\$1 million in aggregate principal amount, and (iii) 5.88% senior notes due 2027 of US\$1 million in aggregate principal amount.

Aoyuan Becomes Cooperation Enterprise of Guangzhou Huangpu Xintian Village Urban Redevelopment Project

On 22 April, Aoyuan officially became a cooperation enterprise of Guangzhou Huangpu Xintian Village Urban Redevelopment Project. Aoyuan is to develop the project into an international urban lifestyle community with commerce, office, education and residence. Through organic integration of urban redevelopment and industrial development, the project aims to enhance the quality of urban redevelopment in Huangpu District as well as the quality of living of residents of Xintian Village.



With estimated saleable resources of approximately RMB19 billion, the project is in the southern New Knowledge City, Huangpu, Guangzhou. Enjoying access to well-developed ancillary facilities in the surrounding areas, it is close to Tangcun Station and Zhenlongbei Station on Guangzhou Metro Line 14, as well as Science and Technology Education City.

COMPANY NEWS

Aoyuan Beauty Valley Announces 2020 Annual Results and 2021 Q1 Results Turns Around to Profit in First Quarter with Net Profit Attributable to Shareholders at RMB29.9 Million, up 136% y-o-y

On 28 April, Aoyuan Beauty Valley, a subsidiary of Aoyuan, announced its 2020 annual results and 2021 Q1 results. In 2020, Aoyuan Beauty Valley recorded operating revenue of RMB1.987 billion and net profit of RMB381.707 million. Came the first quarter of 2021, it turned around to profit with operating revenue of RMB607 million, up 387% y-o-y. Net profit attributable to shareholders was RMB29.9 million, up 136% y-o-y.

Aoyuan's 2021 "Youyang Run" City Marathon Kicks Off in Guangzhou to Promote Healthy Urban Living

On 10 April, Aoyuan kicked off the "Aoyuan Youyang Run", part of the series of event to celebrate its 25th anniversary, at Dafushan Forest Park in Guangzhou. The event attracted running enthusiasts whom demonstrated through their journey the spirit of facing challenges without fear and striving towards a healthy life.



Combining running with charity, Aoyuan's "Youyang Run" encompasses a cross-country orienteering run in the city where participants support fundraising efforts through accumulating step counts. Starting in 2017 in Guangzhou, the event takes place every spring. To date, it has been held in close to 20 cities, including Guangzhou, Shenzhen, Changsha, Wuhan, Chongqing, Chengdu, Ningbo, Xi'an and Qingdao.

As a hundred-billion-yuan-scale multinational conglomerate, Aoyuan, with the Olympics spirit in its genes, has always adhered to the brand philosophy of "Building a Healthy Lifestyle". Alongside building high-quality living spaces, it advocates healthy urban living that embraces exercise, creating a healthy and joyful life through sports experiences.

LAND BANK

As of 31 December 2020, Aoyuan's landbank had a total GFA of approx. 57.18mn sqm (attributable:71%) across 95 onshore and offshore cities and total saleable resources of approx. RMB620.8bn. Total saleable resources including urban redevelopment projects amounted to RMB1293.8bn.

For details on the Aoyuan's strategic layout, please click on the following link:

<http://aoyuan.com.cn/about/about.aspx?strm=114012>

IR CONTACT

Mr. Jacky Chan
Executive Director,
Group Senior Vice President

(852) 3622 2122
jackychan@aoyuan.net

Dr. Emma Qi
General Manager of Corporate Finance
& Investor Relations

(852) 2180 9566
emmaqi@aoyuan.net

Ms. Heng Tam
Senior Investor Relations Manager

(852) 2180 9556
hengtam@aoyuan.net

Ms. Athena Fu
Senior Investor Relations Officer

(852) 2180 6983
athenafu@aoyuan.net