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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)**

**GENERAL DISCLOSURE UNDER RULE 13.18 OF THE LISTING RULES**

This announcement is made pursuant to Rule 13.18 of the Listing Rules with respect to the Loan Agreement which contains specific performance obligations on the controlling shareholder of the Company.

Reference is made to the announcement of the Company dated 8 March 2021 (the “**Announcement**”) in relation to the Loan Agreement entered into between the Company as borrower and the Lenders as lenders on 8 March 2021 which contains specific performance obligations on the controlling shareholder of the Company. Unless otherwise stated, capitalized terms used herein shall have the same meanings as defined in the Announcement.

On 18 May 2021, China Construction Bank (Asia) Corporation Limited, China Minsheng Banking Corp., Ltd. Hong Kong Branch and Standard Chartered Bank (Hong Kong) Limited (in alphabetical order based on their English names) (collectively, the “**Acceded Lenders**”) acceded to the Loan Agreement as acceded lenders in accordance with the terms of the Loan Agreement (the “**Lender Accession**”). Pursuant to the Lender Accession, additional loan facilities of HK\$375 million was granted by the Acceded Lenders to the Company. Following the Lender Accession, the total amount of loan facilities made available to the Company under the Loan Agreement is equivalent to approximately HK\$2.13 billion.

Under the Lender Accession, each of the Acceded Lenders:

- (a) became a party to the Loan Agreement;
- (b) shall have the rights and obligations of a lender and a lead arranger as if it were an original lender and an original lead arranger under the Loan Agreement; and
- (c) shall be bound by the provisions of the Loan Agreement.

Save and except for the aforesaid Lender Accession, all other terms of the Loan Agreement, including the specific performance obligations imposed on Mr. Guo Zi Wen and Mr. Guo Zi Ning under the Loan Agreement shall remain unchanged and continue in full force and effect.

This announcement is made in compliance with the disclosure requirement under Rule 13.18 of the Listing Rules. In accordance with the requirements pursuant to Rule 13.21 of the Listing Rules, disclosure will be included in the interim and annual reports of the Company for so long as the said specific performance obligations imposed on Mr. Guo Zi Wen under the Loan Agreement continue to exist.

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

Hong Kong, 18 May 2021

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