

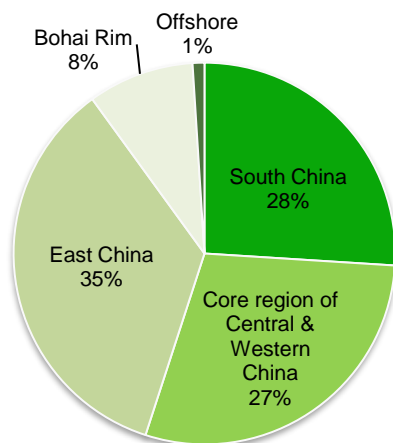
SALES OVERVIEW

During the first five months of 2021, the Company achieved property contracted sales totaling approximately RMB52.57 billion and contracted GFA sold approximately 4,593,000 sq.m., representing y-o-y increases of 58% and 41%, respectively. The average selling price was RMB11,446 per sq.m..

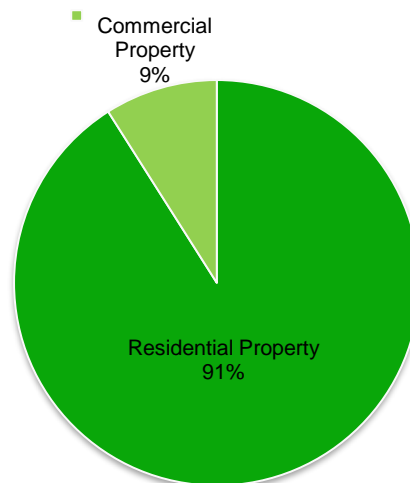
In May 2021, Aoyuan achieved property contracted sales totaling approximately RMB11.51 billion and contracted gross floor area (GFA) sold approximately 969,000 sq.m., representing a y-o-y increase of 12% and y-o-y decrease of 5%. The average selling price was RMB11,872 per sq.m.

Contracted Sales from January to May 2021

Region



Product Type



Note 1: Contracted sales by province and city

South China 28%	Guangdong	24%
	Guangxi	4%
	Chongqing	2%
	Sichuan	10%
Core Region of Central & Western China 27%	Hunan	5%
	Hubei	2%
	Shaanxi	4%
	Jiangxi	2%
	Henan	2%

East China 36%	Zhejiang	8%
	Jiangsu	12%
	Anhui	7%
	Fujian	4%
	Shanghai	5%
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 2021 AGM Held Smoothly

Aoyuan successfully held the Annual General Meeting 2021 on 25 May. In line with the government's pandemic prevention and control measures, the meeting took the form of a video conference in Guangzhou and a live event in Hong Kong

On behalf of the Board, Aoyuan's Chairman Guo Ziwen reviewed Aoyuan's achievements in business operations, financial management and corporate governance during 2020. The Board and shareholders had fruitful and in depth exchanges about the Company's businesses and development. All resolutions were passed by a solid majority, demonstrating shareholders' recognition of and confidence in Aoyuan's future development.



Guangzhou Meeting Venue



Hong Kong Meeting Venue

Aoyuan Makes Constituent of Hang Seng High Dividend Yield Index and Hang Seng China High Dividend Yield Index

On 21 May, Hang Seng Indexes Co., Ltd. released the results of its thematic indexes review for the quarter ended 31 March 2021. Aoyuan has been included in the Hang Seng High Dividend Yield Index and Hang Seng China High Dividend Yield Index, evidencing clearly the high recognition it enjoys in the capital market.

Aoyuan's dividend payout policy has been stable and generous since it went public, with cumulative dividend paid amounting to approximately RMB7.54 billion (HK\$8.87 billion) or HK\$3.29 per share.

14 Hang Seng High Dividend Yield Index

Additions

	Code	Company Name
1	267	CITIC
2	363	SHANGHAI IND H
3	817	CHINA JINMAO
4	857	PETROCHINA
5	902	HUANENG POWER
6	1233	TIMES CHINA
7	1310	HKBN
8	1313	CHINARES CEMENT
9	1339	PICC GROUP
10	3311	CHINA STATE CON
11	3377	SINO-OCEAN GP
12	3883	CHINA AOYUAN
13	3990	MIDEA REAL EST

15 Hang Seng China High Dividend Yield Index

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COMPANY NEWS

Aoyuan Ranks 849th among Forbes Global 2000

On 13 May, boasting high quality and healthy development and continuously improving business results, Aoyuan was named again among the “Forbes Global 2000”, a list published by the world-renowned authoritative business magazine Forbes. Aoyuan ranked 849th this year, a notable climb of 303 places relative to last year.

On the Forbes Global 2000 list are listed companies the largest in size and market value by world standard. The companies are selected based on four major criteria: sales, profit, assets and market value.

Aoyuan Secures Three-Year Syndicated Loan Totalling over HK\$2.1 Billion Sound Financial Management with Continuous Debt Structure Optimization

On 18 May, Aoyuan has secured two tranches of three-year offshore syndicated loan totalling over HK\$2.1 billion, with Bank of China (Hong Kong), Bank of East Asia, Barclays Bank, China Construction Bank (Asia), China Minsheng Bank Hong Kong Branch, Chong Hing Bank, CMB Wing Lung Bank, Deutsche Bank, Hang Seng Bank, Nanyang Commercial Bank, Standard Chartered Bank (Hong Kong) 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 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.

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.

COMPANY NEWS

Aoyuan Further Repurchases Senior Notes due 2026 and 2027 Repurchases Senior Notes with a Total Principal Amount of US\$9 million YTD

On 10 June, Aoyuan announced completion of a further repurchase of senior notes in the open market for a total principal amount of US\$3 million, comprising: comprising: (i) 5.88% senior notes due 2027 of US\$2 million in aggregate principal amount, and (ii) 6.2% senior notes due 2026 of US\$1 million in aggregate principal amount.

Together with the repurchase made on 9 April 2021 and 21 May 2021, the Company has thus far repurchased senior notes with a total principal amount of US\$9 million in the open market this year.

For details please refer to the HKEx website:

10 June 2021: [Overseas Regulatory Announcement – Further Repurchase of Senior Notes](#)

21 May 2021: [Overseas Regulatory Announcement – Further Repurchase of Senior Notes](#)

9 April 2021: [Overseas Regulatory Announcement – Partial Repurchase of Senior Notes](#)

Aoyuan Wins Several Prominent Industry Titles Recognizing Aoyuan’s Comprehensive Strength

On 20 May, Aoyuan’s ranking further improved to 22nd among the “Top 100 PRC Listed Real Estate Companies 2021”, and made the “Top 10 PRC Investment Value of Listed Real Estate Companies 2021” and “Top 10 PRC Listed Real Estate Companies with Outstanding ESG Development 2021” by EH Consulting.

As an influential organization in PRC real estate industry, EH Consulting assesses the project development and operation capabilities, as well as capital operation capabilities of listed real estate companies. Based on the assessment, the operational strength and industry ranking of listed real estate companies are evaluated and unveiled in the “Top 100 Listed Real Estate Companies in China in 2021” research report.

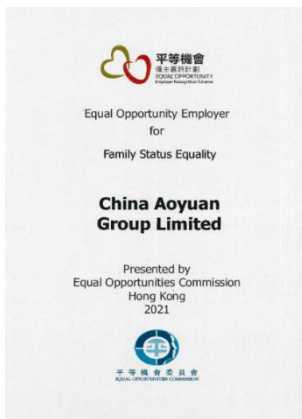


COMPANY NEWS

Aoyuan Earns “Equal Opportunity Employer (Family Status Equality)” Title from Hong Kong Equal Opportunities Commission

On 21 May, Aoyuan was named an “Equal Opportunity Employer (Family Status Equality)” by the Hong Kong Equal Opportunities Commission (“HKEOC”). It is the first PRC property developer to earn the recognition, endorsing its commitment to promoting the values of equal opportunities and adopting diversity and inclusion policies. Following the accreditation by HKEOC in January for being among the first 100+ signatories of "The Racial Diversity & Inclusion Charter for Employers" in Hong Kong, Aoyuan has once again garnered recognition, acknowledging Aoyuan’s efforts all along and demonstrating its determination to promote diversity and inclusion.

As an independent statutory body in Hong Kong, HKEOC is responsible for oversight and implementation of anti-discrimination laws. To commend public and private organizations for their outstanding performance in implementing equal opportunity employment policies, HKEOC launched the first-ever Equal Opportunity Employer Recognition Scheme in Hong Kong. The assessment covers five areas, namely the commitment of the management to equal opportunity policies; efforts to put in place and maintain equal opportunity policies and measures; the innovativeness and sustainability of the policies and measures; and the benefits brought by the policies and measures.



"Equal Opportunity Employer (Family Status Equality)"
Recognition Certificate



The Racial Diversity & Inclusion Charter for Employers



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>

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