

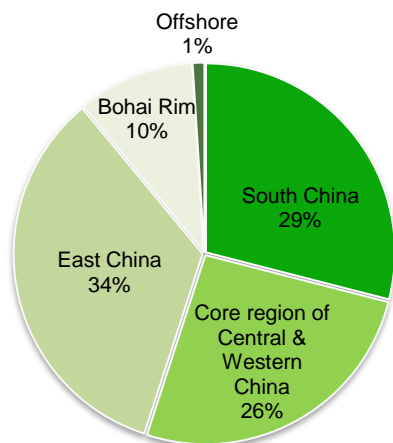
SALES OVERVIEW

During the first six months of 2021, the Company achieved property contracted sales totaling approximately RMB67.58 billion and contracted GFA sold approximately 5,963,000 sq.m., representing y-o-y increases of 33% and 17%, respectively. The average selling price was RMB11,333 per sq.m..

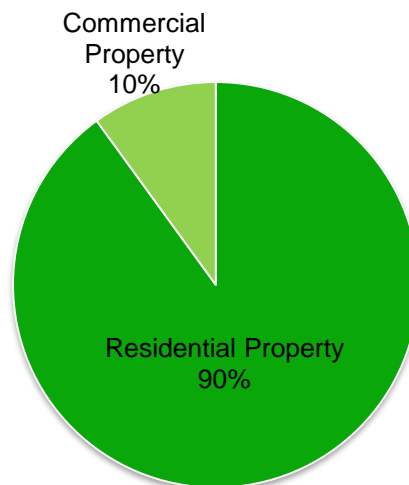
In June 2021, Aoyuan achieved property contracted sales totaling approximately RMB15.01 billion and contracted gross floor area (GFA) sold approximately 1,370,000 sq.m..

Contracted Sales from January to June 2021

Region



Product Type



Note 1: Contracted sales by province and city

South China 29%	Guangdong	25%
	Guangxi	4%
	Chongqing	2%
	Sichuan	9%
Core Region of Central & Western China 26%	Hunan	5%
	Hubei	2%
	Shaanxi	4%
	Jiangxi	2%
	Henan	2%

East China 34%	Zhejiang	7%
	Jiangsu	11%
	Anhui	7%
	Fujian	4%
	Shanghai	5%
Bohai Rim 10%	Shandong	8%
	Hebei	2%
Offshore 1%	Offshore	1%

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

COMPANY NEWS

Chairman Guo Increases His Shareholding in Aoyuan Aoyuan Further Repurchases Senior Notes Due 2025, 2026 and 2027 Repurchased Senior Notes with a Total Principal Amount of US\$12 Million YTD

On 17 June, Aoyuan announced that Mr. Guo Zi Wen, Chairman of Aoyuan, has increased his shareholding in the Company by acquiring 1,380,000 shares of Aoyuan at an average price of HK\$6.73 per share for a total consideration of approximately HK\$9.3 million. Immediately following the share purchase, the shareholding in the Company of Chairman Guo Zi Wen and Mr. Guo Zi Ning, CEO of Aoyuan, has become 55.3%.

On the same day, Aoyuan announced that it has further 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.

Together with the repurchase made on 9 April, 21 May and 10 June in 2021, the Company has thus far repurchased senior notes with a total principal amount of US\$12 million in the open market this year.

For details, please refer to the HKEx website:

[Director/Chief Executive Notice - Interests in Shares of Listed Corporation
Overseas Regulatory Announcement – Further Repurchase of Senior Notes](#)

Aoyuan Successfully Issues US\$200 Million 7.95% Senior Notes due 2024 Aoyuan Chairman Guo Ziwen Subscribes US\$5 million

On 15 June, Aoyuan announced that it has successfully issued US\$200 million 7.95% senior notes due 2024. 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\$195 million. The Company intends to use the proceeds to refinance its existing offshore indebtedness.

Aoyuan Chairman Guo Ziwen has personally subscribed US\$5 million senior notes in this issuance, demonstrating his confidence in the development of the Company.

COMPANY NEWS

Aoyuan Issues RMB1.82 billion 4-year 6.8% Domestic Corporate Bond Completes Refinancing of Domestic Corporate Bonds due in 2021

On 30 June, Aoyuan announced that it has successfully issued RMB1.82 billion 4-year domestic corporate bond with a coupon rate of 6.8%. Proceeds from this issuance is to refinance the existing domestic corporate bond. The Company have also been rated with the highest domestic credit rating “AAA” by China Lianhe Credit Rating for three consecutive years.

Valuing corporate credibility all along, Aoyuan is committed to prudent capital management with refinancing arrangement planned in advance, as well as continuous optimization of its debt structure. After completing this issuance, Aoyuan has completed refinancing of all domestic corporate bonds due in 2021 and fully utilised the domestic corporate bond quota.

Aoyuan’s High-end Urban Redevelopment Projects “The Residence Class” Series Launched Soon in Guangzhou and Zhuhai

Two key projects from “The Residence Class” series, Aoyuan’s high-end urban redevelopment projects, namely Guangzhou Aoyuan-Henderson The Residence Class and Zhuhai Aoyuan The Residence Class, are on track to launch.

Guangzhou Aoyuan-Henderson The Residence Class is set to be launched for sale in the third quarter of this year. With estimated saleable resources of over RMB15 billion, the project is located in Guangzhou International Innovation City and is to be built into a high-end riverside urban complex.

Zhuhai Aoyuan The Residence Class is scheduled to open its sales centre in July this year and to be launched for sale in the third quarter of this year. With estimated saleable resources of approximately RMB20 billion, the project is currently one of the largest urban redevelopment projects in Zhuhai, it is to be developed into an international complex featuring tourism, commercial, cultural, entertainment and residential functions.



Guangzhou Aoyuan-Henderson The Residence Class
(CGI)



Zhuhai Aoyuan The Residence Class
(CGI)

COMPANY NEWS

Tapping the Potential of the Guangdong-Hong Kong-Macao Greater Bay Area Aoyuan's Urban Redevelopment Projects in Dongguan Bring Good News Again

In June, Aoyuan's Urban Redevelopment Projects in Dongguan continued to see new progress:

- 1) Aoyuan became an early-stage services provider for Dongguan Shijie urban redevelopment project. With estimated saleable resources of approximately RMB16 billion, the project is located near the town government, Shijie Expressway Entrance, and several primary and secondary schools, boasting convenient transportation and comprehensive living amenities. Facing Zengcheng, Guangzhou across Dong River, the project is to be built into a premium site with river-view residential, commercial and auxiliary facilities.
- 2) Aoyuan became an early-stage services provider for Dongguan Hengli urban redevelopment project. With estimated saleable resources of approximately RMB7 billion, the project is adjacent to the town government with comprehensive auxiliary facilities for education, medical care, business and municipal administration offering the ultimate in convenient living.
- 3) Aoyuan became an integrated operations service provider for Dongguan Qiaotou Dongtaihu Project and will coordinate the planning and development of Dongtaihu area. The project is located in the Guangzhou-Shenzhen Railway Innovation Corridor, which is part of the "Guangzhou-Shenzhen One-Hour Living Circle", enjoying convenient transportation. Spanning approximately 10 sq.km., the project is one of the largest urban redevelopment projects in the Greater Bay Area. It will be developed into a new platform for industry-city integration development including innovation incubation, industrial upgrade, cultural, residential, and comprehensive services.

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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