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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)

PROFIT ALERT

This announcement is made by China Aoyuan Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Future Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on preliminary review and analysis of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 and other information currently available, the Group is expected to record a net profit for the period ranging from approximately RMB21.0 billion to RMB23.0 billion (for the six months ended 30 June 2023: a net loss of RMB2.9 billion). The net profit for the period was mainly attributable to the restructuring gains from the completion of the Company’s offshore debt restructuring. Excluding the impact of the aforementioned restructuring gains, the Group is expected to record a loss for the six months ended 30 June 2024 which was primarily due to combined factors including a decrease in revenue recognised from sales of properties (due to a decline in property delivery for the period as a result of the impact of continuous downturn in the operating environment of the industry), and an increase in financing costs (due to lower capitalised interest on properties under development).

The information contained in this announcement is only based on the information currently available to the Group and the Company’s preliminary assessment of the consolidated management accounts of the Group, which have not been reviewed or audited by the Company’s auditors. The Company is still in the process of finalising the Group’s unaudited interim results for the six months ended 30 June 2024, which are expected to be published in late August 2024.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
China Aoyuan Group Limited
Chen Zhi Bin
Executive Director

Hong Kong, 14 August 2024

As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Chen Zhi Bin, Mr. Tan Yi and Mr. Cheng Siu Fai; and the independent non-executive directors of the Company are Mr. Cheung Kwok Keung, Mr. Lee Thomas Kang Bor and Mr. Wong Wai Keung Frederick.