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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 year ended 31 December 2024 and other information currently available, the Group is expected to record a net loss not exceeding RMB3 billion (for the year ended 31 December 2023: a net loss of approximately RMB9.6 billion) and a net profit attributable to the owners of the Company not exceeding RMB50 million (for the year ended 31 December 2023: a net loss attributable to the owners of the Company of approximately RMB9.5 billion). The decrease in net loss but a turnaround from a net loss attributable to the owners of the Company to a net profit attributable to the owners of the Company was mainly attributable to the combined impact of (i) the restructuring gains from the completion of the Company’s offshore debt restructuring; (ii) a decrease in revenue recognised from sales of properties resulting from a decline in property delivery for the year; (iii) an increase in the impairment provision for property projects. Excluding the impact of the restructuring gain, the Group is expected to record an increase in both net loss and net loss attributable to the owners of the Company as compared to the year ended 31 December 2023.

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 are currently being reviewed or audited by the Company's auditors and the audit committee of the Company. The Company is still in the process of finalising the Group's annual results for the year ended 31 December 2024, which are expected to be published in late March 2025.

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

Hong Kong, 18 March 2025

As at the date of this announcement, the executive directors of the Company are Mr. Chen Zhi Bin and Mr. Cheng Siu Fai; the non-executive Directors of the Company are Mr. Guo Zi Wen, Mr. Mohamed Obaid Ghulam Badakkan Alobeidli and Ms. Shi Lili; 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.