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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 WARNING

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 2025 (the “**Period**”) and other information currently available, the Group is expected to record a net loss for the Period not exceeding RMB9.5 billion (for the six months ended 30 June 2024 (the “**2024 Corresponding Period**”): a net profit of approximately RMB22.1 billion). The turnaround from net profit for the 2024 Corresponding Period to a net loss for the Period was mainly due to gains from offshore debt restructuring (the “**Restructuring Gains**”) recorded in the 2024 Corresponding Period. Excluding the impact of the Restructuring Gains, the net loss for the Period is expected to increase by an amount not exceeding RMB5 billion as compared to a net loss of approximately RMB4.5 billion for the 2024 Corresponding Period. It was mainly due to an increase in the impairment provision for properties for sale, an increase in the allowance for expected credit losses and an increase in the loss on disposal of assets.

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 or the audit committee of the Company. The Company is still in the process of finalising the Group’s unaudited interim results for the six months ended 30 June 2025, which are expected to be published in late August 2025.

By Order of the Board
China Aoyuan Group Limited
Cheng Siu Fai
Executive Director

Hong Kong, 21 August 2025

As at the date of this announcement, the executive directors of the Company are Mr. Cheng Siu Fai and Mr. Jiang Zhan Hong; 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.