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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 (the “**Listing Rules**”) 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 a preliminary review and assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2025 (the “**Year**”) and other information currently available, the Group expects to record a net loss of not exceeding RMB19.8 billion for the Year (for the year ended 31 December 2024: a net loss of approximately RMB2.1 billion). The significant increase in the net loss for the Year was primarily due to gains from offshore debt restructuring which were recognised and included in the audited consolidated financial statements of the Group for the year ended 31 December 2024 (the “**2024 Restructuring Gains**”). Excluding the impact of the 2024 Restructuring Gains, the net loss for the Year is expected to decrease by approximately 28%-33% as compared to the previous year, mainly attributable to the improvement in impairment provisions and the continuing effective control and reduction of selling and administrative expenses as an ongoing measure to the streamlining of the organizational structure of the Group. As the real estate market was still undergoing adjustment, the Company expects to record a net loss for the Year, which mainly comprises non-cash nature provisions, including impairment losses on properties for sale, impairment losses on trade and other receivables, and losses 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 annual results for the year ended 31 December 2025, which are expected to be published in late March 2026 in accordance with the Listing Rules.

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
Cheng Siu Fai
Executive Director

Hong Kong, 16 March, 2026

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