

September 30, 2025

China Aoyuan Group Limited (the “Company”)
Announcement of the Payment of PIK Interest with respect to the 5.5% Senior Notes due
2031 (the “Notes”)

Reference is hereby made to the Indenture, dated as of March 20, 2024, as amended, supplemented or modified from time to time, governing the Notes (the “**Indenture**”). Capitalized terms used but not defined herein shall have the meanings given to them in the Indenture. The Company announced today that, in accordance with Section 2.04(b) of the Indenture, the Company has paid PIK Interest in an amount of US\$14,915,857 and Cash Interest in an amount of US\$0, on September 30, 2025 (being the Interest Payment Date), which is calculated on the basis of an Interest Accrual Basis for the Notes of US\$542,394,774, an interest rate of 5.5% per annum and a 360-day year comprised of twelve 30-day months. Accordingly, the outstanding principal amount of the relevant Notes has been increased by US\$14,915,857 to US\$557,310,631 as at September 30, 2025.