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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)

(formerly known as China Aoyuan Property Group Limited)

REPURCHASE AND CANCELLATION OF NOTES

U.S. Dollar-Denominated 7.95% Senior Notes due 2021

(ISIN: XS1876052025; Common Code: 187605202)

Singapore Dollar-Denominated 7.15% Senior Notes due 2021

(ISIN: XS1876053692; Common Code: 187605369)

Reference is made to the U.S. dollar-denominated 7.95% Senior Notes due 2021 (ISIN: XS1876052025; Common Code: 187605202) (the “**USD Notes**”) and Singapore dollar-denominated 7.15% Senior Notes due 2021 (ISIN: XS1876053692; Common Code: 187605369) (the “**SGD Notes**”) issued by the Company on 7 September 2018.

The Company hereby announces that on 22 October 2020 (the “**Repurchase Date**”), it repurchased (the “**Repurchase of Notes**”): (i) an aggregate principal amount of USD1,400,000 of the USD Notes, representing 0.28% of the principal amount of the USD Notes, at a purchase price equal to 100% of the principal amount thereof plus accrued and unpaid interest, if any, to (but not including) the Repurchase Date; and (ii) an aggregate principal amount of SGD8,500,000 of the SGD Notes, representing 8.50% of the principal amount of the SGD Notes, at a purchase price equal to 100% of the principal amount thereof plus accrued and unpaid interest, if any, to (but not including) the Repurchase Date. The Repurchase of Notes was in accordance with the indentures constituting the USD Notes and the SGD

Notes by way of the exercise by certain holders of the USD Notes and the SGD Notes of their put option to have such Notes repurchased. The USD Notes and the SGD Notes repurchased pursuant to the Repurchase of Notes have been cancelled as of the date of this announcement. After such cancellation, USD498,600,000 in aggregate principal amount of USD Notes remains outstanding and SGD91,500,000 in aggregate principal amount of SGD Notes remains outstanding.

By order of the Board
China Aoyuan Group Limited
Guo Zi Wen
Chairman

Hong Kong, 22 October 2020

As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Mr. Ma Jun, Mr. Chan Ka Yeung Jacky and Mr. Zhang Jun; and the independent non-executive directors of the Company are Mr. Tsui King Fai, Mr. Cheung Kwok Keung and Mr. Hu Jiang.