

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



中國奧園地產集團股份有限公司
China Aoyuan Property Group Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3883)

INSIDE INFORMATION
APPROVAL FOR THE ISSUE OF DOMESTIC CORPORATE BONDS
BY THE CHINA SECURITIES REGULATORY COMMISSION
AND THE RESULTS OF THE ISSUE

This announcement is made by China Aoyuan Property 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 (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company is pleased to announce that the China Securities Regulatory Commission (中國證券監督管理委員會) (“**CSRC**”) has issued the relevant approval documents (Zheng Jian Xu Ke [2018] No. 1000), whereby CSRC approved the application of Aoyuan Group Company Limited, a wholly-owned subsidiary of the Company incorporated in the People’s Republic of China (the “**Issuer**”), for the issue to the public of domestic corporate bonds (first tranche) of up to an aggregate principal amount of RMB1.5 billion (the “**Domestic Bonds**”).

After the book-building exercise completed on 9 October 2018, the Issuer and the underwriters have determined that the total issue size for the Domestic Bonds shall be RMB1.5 billion at the coupon rate of 8.50% per annum for a term of 3 years, with the Issuer’s option to adjust the coupon rate and the investors have the option to sell back the Domestic Bonds at the end of the second year from the date of issue. The results of the issue of the Domestic Bonds were released to the qualified investors on 15 October 2018. Details of the issue of the Domestic Bonds have been published on the website of the Shanghai Stock Exchange (www.sse.com.cn).

The Company intends to apply the proceeds from the issue of the Domestic Bonds for refinancing certain existing indebtedness of the Group.

The issue of the Domestic Bonds is subject to completion. Holders of shares or other securities of the Company and potential investors are advised to exercise caution when dealing in the shares or other securities of the Company.

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

Hong Kong, 15 October 2018

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