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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)

UPDATES ON THE OFFSHORE DEBT RESTRUCTURING: EXPIRY OF HOLDING PERIOD

Reference is made to the announcements of the Company dated 29 November 2023, 4 December 2023, 10 January 2024, 12 January 2024, 29 January 2024, 20 March 2024, 25 March 2024, 10 September 2024, 11 March 2025, 19 September 2025, 19 December 2025 and 23 March 2026 (together, the "**Announcements**"). Unless otherwise stated, capitalised terms used in this announcement shall have the same meaning as ascribed thereto in the Announcements and the Explanatory Statements.

EXPIRY OF THE HOLDING PERIOD

The Company hereby announces that the Holding Period Expiry Date and the distribution of Trust Assets to the Unadmitted Scheme Creditors that have established their relevant entitlements occurred on 12 June 2026.

In accordance with the terms of the China Aoyuan Schemes and the Add Hero Schemes, if an Unadmitted Scheme Creditor fails to establish its entitlement to the Trust Assets in accordance with the terms of the Holding Period Trust Deed prior to the Bar Time, that Unadmitted Scheme Creditor's rights under the China Aoyuan Schemes and the Add Hero Schemes shall be extinguished and that Unadmitted Scheme Creditor shall not be entitled to receive any Add Hero Notes Entitlement, Aoyuan New Securities Entitlement, Transfer Shares Entitlement and RSA Fees (Aoyuan New Notes) (if applicable) under the China Aoyuan Schemes and the Add Hero Schemes.

As soon as reasonably practicable after the Holding Period Expiry Date, all interest in any remaining Trust Assets held by the Holding Period Trustee shall be transferred and, where applicable, cancelled in accordance with the terms of the Holding Period Trust Deed, the China Aoyuan Schemes and the Add Hero Schemes, and the relevant Unadmitted Scheme Creditors shall have no entitlement to such remaining Trust Assets or any rights or claims against the Company, the Holding Period Trustee or any other person in respect thereto.

In accordance with the terms of the Add Hero Schemes, if an Unadmitted Scheme Creditor fails to establish its entitlement to the Cash Consideration in accordance with the terms of the Holding Period Trust Deed and the Add Hero Schemes by no later than the Bar Time, that Unadmitted Scheme Creditor's rights in respect of its Cash Consideration Entitlement shall be extinguished.

NEW SHARES ENTITLEMENT

In accordance with the terms of the China Aoyuan Schemes, the Company has issued in scrip form the New Shares Entitlement to Unadmitted Scheme Creditors that have established their entitlements to the New Shares on the Holding Period Expiry Date. Unadmitted Scheme Creditors entitled to receive their New Shares Entitlement may collect a physical copy of their share certificate evidencing their New Shares Entitlement from the Company's office, located at Units 03 & P05, 15/F, One Kowloon, No. 1 Wang Yuen Street, Kowloon Bay, Kowloon, Hong Kong, on and from the Holding Period Expiry Date (by appointment only). In order to collect share certificate(s), any Unadmitted Scheme Creditor or its representative must produce a duplicate copy of: (a) its Account Holder Letter and/or Lender Proxy Form; (b) evidence of corporate authority (for example, certificate of incorporation, a valid power of attorney and/or board resolutions) if the Unadmitted Scheme Creditor is a corporate entity; and (c) evidence of personal identity (being a valid original passport or other original government-issued photographic identification). Unadmitted Scheme Creditors with questions in relation to collecting a physical copy of their share certificate(s) (including booking of appointments) may contact the Company at ir@aoyuan.net.

In accordance with the terms of the China Aoyuan Schemes, if an Unadmitted Scheme Creditor fails to establish its entitlement to the New Shares in accordance with the terms of the Holding Period Trust Deed and the China Aoyuan Schemes by no later than the Bar Time, that Unadmitted Scheme Creditor's rights in respect of its New Shares Entitlement shall be extinguished.

Scheme Creditors who will be receiving Scheme Consideration Entitlements under the China Aoyuan Schemes and/or Add Hero Schemes on or around 12 June 2026 may view their respective Scheme Consideration Entitlements at https://projects.sodali.com/AoyuanCalculator.

For further information, please contact the Information Agent, the Holding Period Trustee, the Blocked Scheme Creditor Tabulation Agent or the Company (as applicable), in each case, using the contact details below:

Information Agent
Sodali & Co Ltd.
Transaction Website (document posting website): https://projects.sodali.com/Aoyuan
Email: aoyuan@investor.sodali.com
Phone: (Hong Kong) +852 2319 4130/(London) +44 20 4513 6933

Holding Period Trustee and Blocked Scheme Creditor Tabulation Agent
GLAS Agency (Hong Kong) Limited (formerly known as Serica Agency Limited)
Address: Suite 1603, 16/F Central Tower, 28 Queen's Road Central Hong Kong
Email: agent.asia@glas.agency
Phone: +852 3795 6303

The Company (for booking an appointment to collect a physical copy of the share certificate(s) evidencing the New Shares)
China Aoyuan Group Limited
Address: Units 03 & P05, 15/F, One Kowloon, No. 1 Wang Yuen Street, Kowloon Bay, Kowloon, Hong Kong
Email: ir@aoyuan.net

Shareholders and other investors of the Company are advised not to rely solely on the information contained in this announcement and should exercise caution when dealing in the securities of the Company. When in doubt, the shareholders and other investors of the Company are advised to seek professional advice from their own professional or financial advisors.

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

Hong Kong, 12 June 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.