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 ALERT – REDUCTION IN LOSS

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 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 and potential investors that, based on preliminary review and analysis of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the "**Period**") and other information currently available, the Group is expected to record a net loss for the Period ranging from approximately RMB6.5 billion to approximately RMB6.8 billion (for the six months ended 30 June 2025 (the "**2025 Corresponding Period**"): a net loss of approximately RMB9.5 billion). The net loss for the Period is expected to decrease by approximately 28% to 32% as compared to that for the 2025 Corresponding Period. Such improvement was mainly attributable to the decrease in impairment provisions; continued effective control over sales and administrative expenses as a measure to continuously streamline the Group's organizational structure, and the recording of exchange gains.

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 unaudited interim results for the Period, which are expected to be published in late August 2026.

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, 20 August 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. Mohamed Obaid Ghulam Badakkan Alobeidli and Mr. Guo Zi Wen; 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.