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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)

INSIDE INFORMATION
DISPOSAL OF ASSETS BY RECEIVERS

This announcement is made by China Aoyuan Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.25(1)(d) 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).

Reference is made to the announcement of the Company dated 27 February 2026 (the “**27 February Announcement**”) in relation to the appointment of Fok Hei Yu and Chow Wai Shing Daniel of FTI Consulting (Hong Kong) Limited as the joint and several receivers and managers (the “**Receivers**”) over the assets subject to security created under a mortgage dated 4 July 2018 in favour of Hang Seng Bank Limited. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the 27 February Announcement.

The Company was informed by the Receivers on 30 September 2026 that the Subsidiary (acting by the Receivers as its joint and several receivers and managers of all and every part of Kwai Chung Town Lot No. 46 (i.e. the “**Lot**”) together with the 12-storey building erected on the Lot (the “**Property**”) as agents without personal liability) entered into a provisional agreement with an indirect wholly-owned subsidiary of Ocean One Holding Ltd., a company listed on the Stock Exchange (stock code: 9876) (“**Ocean One**”) on 29 September 2026, in respect of the sale of the Property at a cash consideration of HK\$150,000,000 (the “**Transaction**”). Based on publicly available information, the purchaser is independent of and not connected with the Company and its connected persons.

As disclosed in the announcement of Ocean One dated 29 September 2026, completion of the Transaction is expected to take place on or before 26 February 2027, subject to compliance with the requirements of the Listing Rules. All of the net proceeds from the Transaction will be applied by the Receivers towards the partial repayment of the outstanding Mortgage Loans.

The Company will publish announcement(s) regarding the Transaction as and when required under the Listing Rules.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

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

Hong Kong, 2 October 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.