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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)**

**APPOINTMENT OF RECEIVERS OVER  
THE PROPERTIES HELD BY A SUBSIDIARY**

This announcement is made by China Aoyuan Group Limited (the “**Company**”) pursuant to Rule 13.09(2)(a) and Rule 13.25(1) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) 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).

On 23 January 2026, the Company received notices dated 22 January 2026 purportedly sent from Chow Wai Shing Daniel to the Company in respect of the appointment of Fok Hei Yu and Chow Wai Shing Daniel of FTI Consulting (Hong Kong) Limited, Level 35 Oxford House, Taikoo Place, 979 King’s Road, Quarry Bay, Hong Kong as the joint and several receivers and managers (the “**Receivers**”) in respect of the assets subject to security created under a mortgage dated 4 July 2018 in favour of Hang Seng Bank Limited (the “**Hang Seng Bank**”) in connection with the mortgage loans (the “**Mortgage Loans**”) granted by Hang Seng Bank to an indirect wholly-owned subsidiary of the Company (the “**Subsidiary**”). The Mortgage Loans are guaranteed by the Company, with collateral on the properties of Kwai Chung Town Lot No. 46 (the “**Lot**”) and a 12-storey building erected on the Lot which are held by the Subsidiary.

Upon receipt of the notice of appointment of the Receivers, the Company sought to negotiate with corresponding parties to withhold the appointment of the Receivers. However, on 27 February 2026, the Company were notified that the appointment of the Receivers will not be withheld.

As at the date of this announcement, the outstanding principal and accrued interest of the Mortgage Loans are approximately HK\$539 million and HK\$121 million, respectively.

The Company is assessing the legal, financial and operational impacts of the appointment of the Receivers. The Company will closely monitor the development of the abovementioned matters and will inform its shareholders and other investors of any significant development in accordance with the Listing Rules and other applicable laws in relation to the abovementioned matters as and when appropriate.

**Shareholders and potential investors 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, 27 February 2026

*As at the date of this announcement, the executive Directors are Mr. Cheng Siu Fai, Mr. Jiang Zhan Hong and Ms. Shi Lili; the non-executive Directors are Mr. Guo Zi Wen and Mr. Mohamed Obaid Ghulam Badakkan Alobeidli; and the independent non-executive Directors are Mr. Cheung Kwok Keung, Mr. Lee Thomas Kang Bor and Mr. Wong Wai Keung Frederick.*