



*Aoyuan International*

## *About Aoyuan*

One of China's largest property developers, China Aoyuan Group ('Aoyuan') was founded in 1996 and was listed on the main board of the Hong Kong Stock Exchange in October 2007 (Stock Code: 3883). In 2017 Aoyuan had contracted sales resulting to approximately \$7.5 billion USD.

Leveraging off a strong financial position and its outstanding development and operating capabilities, Aoyuan Group has maintained a growth rate higher than the industry average over the years.

Based in Guangdong-Hong Kong-Macau Greater Bay Area, Aoyuan has successfully achieved nationwide development with over 150 projects and a total development gross floor area of about 30 million square metres. Aoyuan's projects are strategically located in South China, core region of Central and Western China, East China and Bohai Rim, as well as its international expansion.

After over two decades of successful development, Aoyuan is now on a steady and diversified development path with seven core subgroups.





## About Aoyuan International

*“We want to establish ourselves as a genuine local developer using local know-how and expertise in the cities in which we operate. We are committed to our international growth.”*

- Jacky Chan, Director and President of Aoyuan International

Aoyuan International Investment Group ('Aoyuan International') is a subsidiary of China Aoyuan Group, that is aimed at propelling the investment, development and operation of properties outside mainland China such as Sydney Australia, Vancouver Canada, Toronto Canada, Hong Kong and Macao.

In order to adapt to the changing conditions and to seek out new property development opportunities, Aoyuan's Board of Directors at China Aoyuan Group made the strategic decision to establish an offshore investment arm, taking international projects to new heights.

Aoyuan International specialises in the investment and management of international property development projects and after a number of years of rapid expansion, has proven its strength and capabilities worldwide. Aoyuan International has become a new driver of the Group's business and profits, highlighting the increasingly fast pace of its internationalisation.

On the distinguished One30 Hyde Park project in Sydney, Australia, Aoyuan International collaborated with a well-known local developer and set a new price record for apartments in Australia. The project has since a pioneer successful model for offshore property project financing among Chinese real estate enterprises.

Aoyuan International's 8.6 acre site, M2M at Yonge and Finch in Toronto, Canada will be transformed into Aoyuan's largest master-planned development in Canada. M2M is a complete live, work, play community, with over 1600 residences.

One Central in Metro Vancouver, Canada is poised to become Vancouver's first project while another project, The Grove in Burnaby, to the East of Vancouver, is set to exceed 1,500 residential units in what will be another master-planned community by Aoyuan.



Hong Kong, China



Sydney, Australia



Vancouver, Canada



Toronto, Canada

# Projects





## One30 Hyde Park

*Sydney is a rare and remarkable place, an artfully orchestrated symphony of sights and sounds and One30 Hyde Park represents it beautifully.*

Meticulously designed by architects, Bates Smart, and developed jointly by Aoyuan International and Ecove Group, One30 Hyde Park offers a landmark building befitting its esteemed location in the midst of Sydney's thriving CBD.

One30 is positioned in the heart of the Sydney CBD, and at the junction of Liverpool Street and Elizabeth Street with views to the North over Hyde Park to the Opera House and Sydney Harbour, enjoying a stunning 280-degree outlook. It is in close proximity to the landmark Sydney Tower,

the major tourist destination of Chinatown, Australian Museum, the oldest museum in Australia, and Royal Botanic Gardens.

The project enjoys mature facilities on its peripheral area, with the heritage listed Museum Station directly connected to the project. The cultural, culinary, creative and sporting highlights of Australia's major city are within easy reach, from food to fashion, shopping to socialising, art to architecture.

The design is a 38-storey building with 138 luxury residential apartments and 2 retail shops.

### Launch Year:

2015

### Status:

Completed

### Number of Apartments:

138

### Approx. Gross Revenue:

AUD \$378,000,000



## Maison 188 Maroubra

*Astutely designed over two superior buildings, Maison 188 Maroubra showcases striking advances in architectural and construction methods.*

Boasting a clever breezeway that captures soothing ocean winds, the complex is crowned with sumptuous rooftop gardens and a barbeque entertainment area with a backdrop of mesmerising views shared by most apartments.

An exemplary statement in style and inspired architectural finesse, Maison 188 Maroubra unveils the complete package of easy modern living complemented by exceptional contemporary appointments.

Conveniently set in the heart of Maroubra's thriving shopping precinct, Maison 188 Maroubra conveys the best of all worlds, with easy access to city destinations and immediacy to stunning beaches and the coastal lifestyle. It is in close proximity to a large shopping mall, Pacific Square, as well

as Westfield Eastgardens. A 15 minute drive away from Sydney CBD via the primary arterial road, Anzac Parade which is serviced by numerous bus routes to UNSW and Sydney CBD, thus providing an easy and convenient lifestyle. Furthermore, the future addition of the light rail extension to Maroubra from Sydney CBD will also facilitate commuting between various locations.

A 10 minute walk from Maroubra Beach, and a 10 minute drive away from two globally renowned beaches, Bondi Beach and Coogee Beach, places Maison 188 Maroubra in a premium Sydney location. It is also served by various well-known schools, and is only an 8 minute drive away from the world-class University of New South Wales (UNSW).

Launch Year:

2016

Status:

Completed

Number of Apartments:

57

Approx. Gross Revenue:

AUD \$57,000,000



## Mirabell Turramurra

*Inspired by the North Shore's lush woodlands, Mirabell's neutral tones and raw materials reflect the beauty outside.*

Located in a key North Shore location, Mirabell's apartments have been designed and orientated to harness natural light throughout the day and its open-plan living accentuates leafy views and amplifies space to enjoy with family and friends, promoting the desire for a high quality of life.

Between Mirabell's two buildings is a lush communal green space for residents. Barbeque entertaining pavilions and ample seating make this space unique.

Only a short stroll North under a canopy of grand old trees you will find the train station, surrounded by a thriving shopping precinct with an assortment of retail outlets, cafes and the public library.

Mirabell is conveniently located within close proximity to a number of well-known schools, including Pymble Ladies College, Gordon East Public School and Knox Grammar School. A 15 minute drive away, is the globally renowned Macquarie University.

Launch Year:

2017

Status:

Completed

Number of Apartments:

75

Approx. Gross Revenue:

AUD \$73,000,000



## Altessa 888 Gordon

*Altessa is a bold new address that reflects an urban sophistication and a design-conscious way of life.*

A visionary undertaking set to transform Gordon's residential landscape offering breathtaking views from the highest point of Gordon. Renowned architects, Nettleton Tribe, have delivered a collection of three harmonious buildings which exude a sense of grandeur and presence, housing beautifully crafted apartments.

An easy 700m walk to Gordon train station, takes you to Chatswood in just nine minutes, North Sydney in 23 minutes and Central in just 36 minutes. Alternatively, many bus routes are at Altessa's doorstep, taking you to various

reaches of Sydney. Local schools, both private and public, are highly regarded, reflecting the family oriented nature of the area, with Gordon East Public, Pymble Ladies' College, Knox Grammar, Ravenswood and St Pius X College just minutes away.

The Gordon Centre, Westfield Chatswood and Chatswood Chase are only minutes away, catering to all retail needs. Nearby you'll find Macquarie University along with the state-of-the-art Macquarie University Hospital.

Launch Year:

2017

Status:

Now Selling &  
Under Construction

Number of Apartments:

143

Approx. Gross Revenue:

AUD \$128,000,000



## Adela Burwood

*Immersed in the vibrant heart of Burwood, Adela is nestled in a tranquil, leafy pocket, creating a sanctuary amid a thriving town centre.*

Characterised by bold, striking architectural design, Adela presents a unique new addition to the local landscape, with a selection of perfectly planned and beautifully appointed one, two and three bedroom apartments.

A highly sought-after Inner West address Burwood is loved for its colour, diversity, energy and vitality.

Burwood is a wonderfully walkable suburb central to everything, from wining and dining to shopping, recreation, services and transport. Adela offers you excellent connectivity to both local attractions and

the greater Sydney area. With the station a mere 550m stroll away, a train ride to the CBD takes 13 minutes while a car journey takes about 25 minutes. Westfield Burwood and Burwood Plaza are conveniently located 550 metres away from Adela.

Local schools, both private and public, are abundant and highly regarded, reflecting the family friendly nature of the area. These include MLC School, Meriden College, PLC Sydney, Trinity Grammar Preparatory School and Burwood Public School.

Launch Year:

Early 2021

Status:

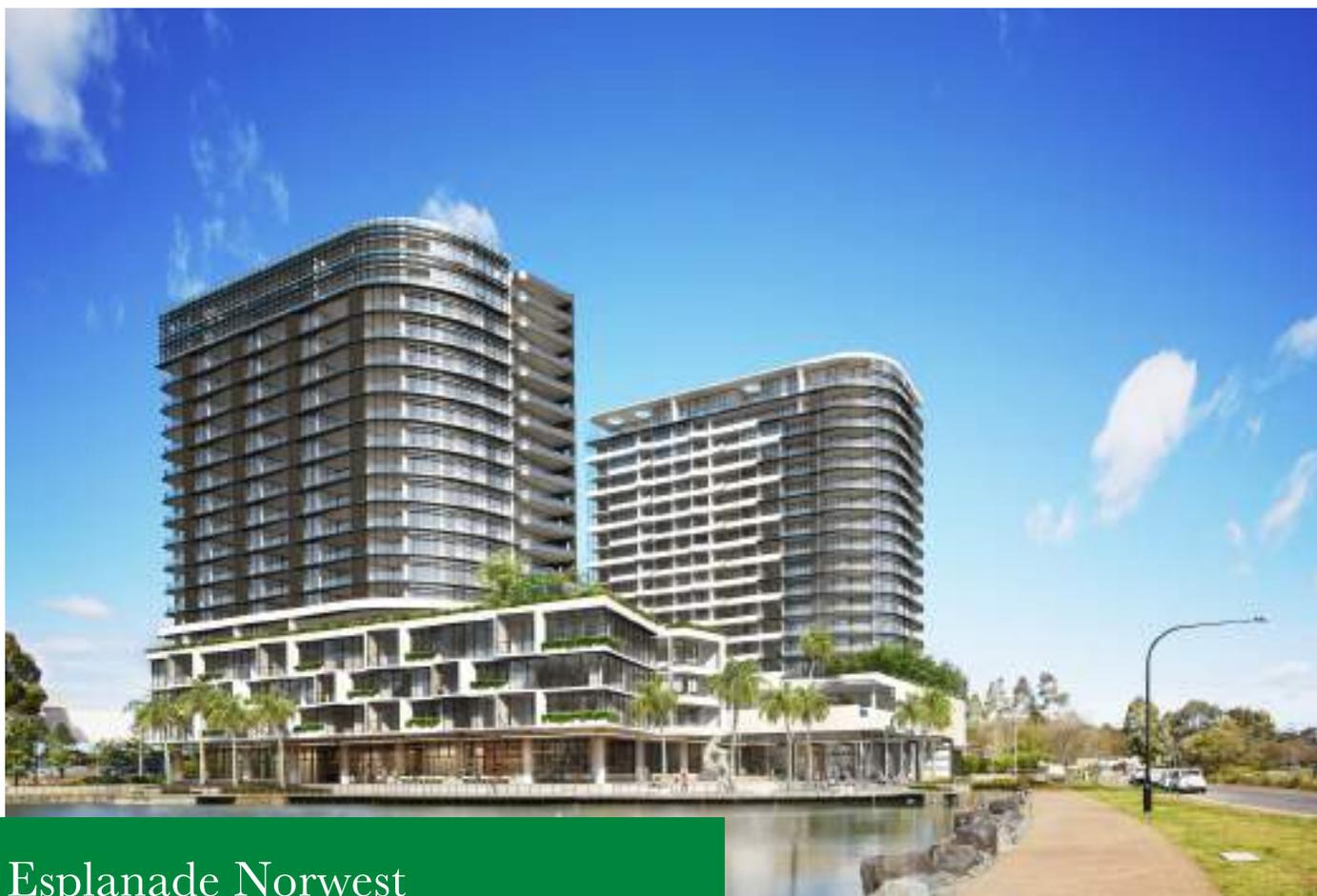
Now Selling &  
Under Construction

Number of Apartments:

107

Approx. Gross Revenue:

AUD \$125,000,000



## Esplanade Norwest

*Immerse yourself in Esplanade, Sydney's new urban lakeside neighbourhood.*

Aoyuan International has partnered with Capital Corporation on its ground breaking mixed use project in Sydney's Norwest, Esplanade - a whole new urban experience that draws strength from a charismatic relationship between its built form and multi-layered public spaces. Engaging public spaces welcome you into the heart of the development, up to the residential sky gardens, the apartments, and creative commercial suites, whilst animated pedestrian realms give back to the lakefront surrounds.

A sweeping lakeside plaza houses chic open-air dining under a sheltered waterfront colonnade, outdoor seating, sculpture, and water play for the children. Above are luxurious residents-only

podium terraces, providing verdant outdoor space for activity, gathering or repose, capitalising on the expansive views and offering exclusive sanctuary.

Esplanade is a short stroll from Norwest Marketown and nearby to Rouse Hill Town Centre or Castle Towers where significant expansion plans will create Australia's second largest shopping centre. For peace of mind, this is home to Norwest Private Hospital, under-going multi-million dollar expansion in response to the area's strong population growth. Esplanade is within walking distance to the Metro Northwest which will be the first fully-automated metro rail system in the country, due for completion in early 2019.

Launch Year:

2018

Status:

Now Selling &  
Under Construction

Number of Apartments:

252

Approx. Gross Revenue:

AUD \$285,000,000



## Moss Vale

*In the heart of historic Moss Vale in Sydney's Southern Highlands, Aoyuan International has acquired its largest masterplan site, totalling 123.7 hectares.*

Moss Vale is a key gateway to the Illawarra Coast and sits within an easy 90 minute radius of other major employment centres of Campbelltown, Parramatta, the Sydney CBD, as well as the future Badgery's Creek precinct.

Curving around the Moss Vale Golf Course and bound by Yarrawa Road and Lovelle Street, the site been rezoned for residential lot subdivision from Wingecarribee Shire Council.

Plans are already forming to create a 'landscape-led' masterplanned, integrated residential community with more than 20 per cent of the site put to green open spaces and recreational facilities - showcasing

the 'healthy lifestyle' philosophy of Aoyuan International. Moss Vale is the administrative centre for the Southern Highlands and next to Bowral is the area's major commercial precinct.

Today, the centre is experiencing a resurgence of interest, with young families and downsizers seeking a relaxed, rural lifestyle with urban convenience. The village is also an attractive day-trip destination, drawing visitors for its natural beauty and a raft of antiques as well as new boutique homeware and clothing stores and eateries.

### Status:

Obtaining DA

### Number of Lots:

Over 1,200



## Woolooware Bay

### *Stages 3 & 4 of the Masterplanned Mixed Use Development Woolooware Bay Town Centre.*

Stages 3 and Stage 4 are the final two stages of the Woolooware Bay Town Centre, which when complete, the master plan will be home to approximately 898 residential apartments, a 71-key hotel, revitalised Sharks Leagues Club and a new retail centre. The new town centre will bring much needed new high quality living and retail to the area as well as a refreshed Sharks Club connected to the new dining and foreshore precincts.

Stage 3 of the Woolooware Bay Town Centre includes 229 apartments spread over 3 buildings and 9 terrace homes. The stage also includes an infinity pool and pool club on level 13 with sweeping views of the bay and city skyline as well as a communal workshop. Stage 3 residents will also have access to facilities from Stages 1 & 2 of Woolooware Bay including an indoor lap pool, outdoor lagoon pool, BBQ facilities, rooftop cinema, gym, indoor spa and sauna.



Launch Year:

Stage 3 – 2017  
Stage 4 – 2019

Status:

Stage 3 – Completion  
Quarter 1 2020  
Stage 4 – 2022

Size:

Stage 3 – 229  
Apartments and  
9 Terrace Homes  
  
Stage 4 – 255  
Apartments, 18,000sqm  
of Retail, 12 Commercial  
Offices and 71 Serviced  
Apartments

The fourth and final stage of Woollooware Bay, Bayview, includes 255 apartments spread over 5 buildings set above the retail precinct and features resort style facilities including an infinity-edge pool, outdoor cabanas, barbecue facilities, contemporary children’s play areas and community room.

Bay Central, the new destinational heart of Woollooware Bay Town Centre will offer 18,000 square metres of retail, with major retailers Woolworths and Aldi, over 50 speciality stores and a new medical centre, delivering over 500 new jobs once completed.



## Melrose Park

*Set on the shores of the picturesque Parramatta River, Melrose Park offers plenty of green open space, 22km North West of the Sydney CBD.*

Melrose Park is within close proximity to Ryde-Parramatta Golf Club, Meadowbank Park and a beautiful waterfront reserve. Melrose Park Public School, Ermington Public School and Marsden High School lie within easy walking distance of the site

and there are a number of restaurants in close proximity. It's a 10 minute drive to the world-class recreational attractions of Sydney Olympic Park and the retail and entertainment and dining hub of Top Ryde Shopping Centre.

Status:

Being Rezoned

Approx. Gross Revenue:

AUD \$140,000,000



## Hurstville

*Hurstville has become the business hub for the South, with new commercial and residential buildings being erected in the area, 16km South of the Sydney CBD.*

The suburb has two major retail centres, Westfield Hurstville and Hurstville Central, making it a significant retail precinct for the area.

Enjoy a selection of cuisines at restaurants along Forest Road, play a round of golf at nearby Bexley Golf Club or Beverly Park Golf Club. Benefit from the growing number of schools in the area including Danebank

Anglican Girls School, Bethany College, St George Christian School, Hurstville Boys High School, Hurstville Public School and Hurstville Adventist School.

It's 20 minutes by train to the CBD, as Hurstville is a main stop on the T4 Eastern Suburbs & Illawarra Line. Ramsgate Beach and Brighton-Le-Sands are only within 7km from Hurstville.

Status:

Being Rezoned

Approx. Gross Revenue:

AUD \$280,000,000



## Canada

*Vancouver and Toronto are consistently ranked among the most liveable cities in the world.*

Vancouver has been a popular destination for migration and tourism due to its pleasant and beautiful Pacific Northwest environment, dynamic economy, cultural diversity, stable political climate, top-notch education institutions and a renowned culinary scene.

Toronto is recognised all over the world as an extremely liveable city and a global mega-hub of talent, culture and diversity. It is the fourth largest metropolitan area in North America and Canada's economic powerhouse, led by strong financial services, technology and life sciences industries. The City boasts a highly-connected central business district, surrounded by an extensive natural ravine system, clusters of urban and suburban neighborhoods, cultural amenities, and commercial hubs.

Aoyuan International strives to replicate its success in Australia and develop projects in the Canadian market by utilising a localisation strategy. The strategy helps facilitate development operations in both domestic and overseas markets, enabling geographical diversification of Aoyuan International's revenue stream, asset management, and development operations. Aoyuan International strengthens its business model with every successive office, which helps deliver the returns our shareholders and investors expect from Aoyuan.



Launch Year:

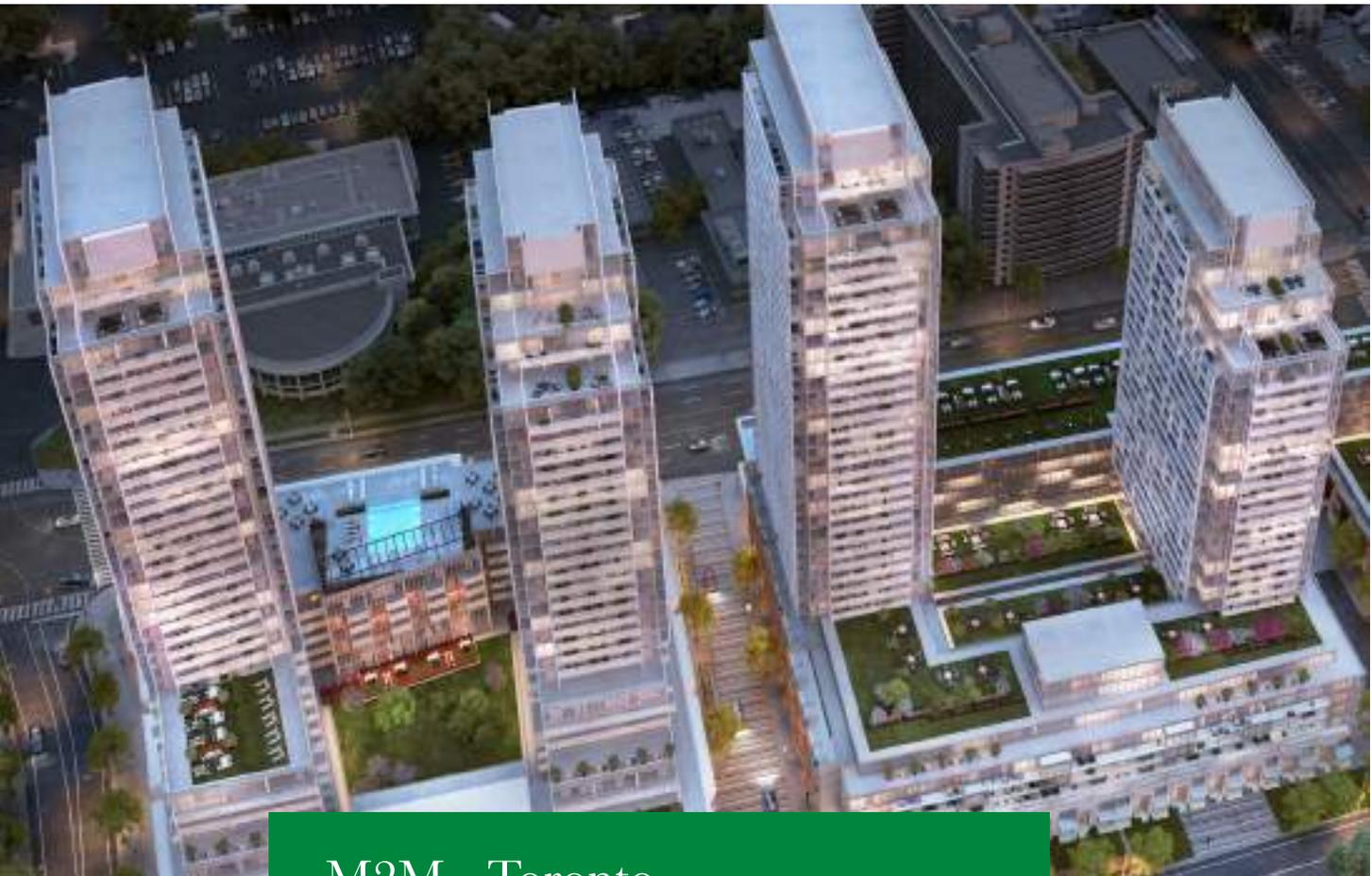
2018

Status:

Now Selling

Number of Apartments:

Over 1,600



## M2M - Toronto

*Aoyuan's first Toronto development is ideally located on the city's most famous thoroughfare, in the culturally diverse North York neighbourhood.*

This master-planned community is just North of the Yonge and Finch transit hub, offering easy access to the TTC Yonge-University subway line and GO transit terminal, both just steps away helping you reach downtown Toronto, Markham, Richmond Hill and Vaughan in 20 minutes. A popular hotspot for dining and shopping, there are a wealth of restaurants within walking distance, along with local markets, boutiques and Centerpoint Mall to the North. The area is home to many highly regarded schools, including Claude Watson School for the Arts, and a major cultural venue in the nearby Toronto Centre for the Arts. Urban conveniences meet natural beauty in green spaces such as Newtonbrook Park to the East and the sprawling G. Ross Lord Park to the West.

The 8.6 acre Newtonbrook Plaza site at Yonge and Finch in Toronto will be transformed into Aoyuan's largest master-planned community in Canada. Plans include five residential condo towers, 180,000 square feet. of office and retail, a daycare and community centre. Bringing their healthy lifestyle vision to Toronto, a new network of small pedestrian-focused streets will wind through the new community and connect residents to a brand new park and playground. The project's residential component, M2M, will feature a wide range of suite sizes from one-bedrooms to larger townhome units, and recreational amenities including a yoga and fitness area, kids play area and infinity pool.





## One Central - Vancouver

### *Energized Urban Living.*

*Imagine living at the heart of a vibrant growing Surrey City Centre's tallest residential tower.*

Being able to walk out your front door and into thriving, energetic streets and squares. Within seconds, you can be at your desk at the office or at school; at a table of your favourite café or restaurant; or under a tree in a beautiful urban park or plaza. Without getting on a train or starting your car, you can access recreation and culture; work and play. This is One Central at Surrey City Centre; and the future lives here.

Estimated to be the largest populated city in BC by 2041, Surrey is envisioned to be a transformative and connected community and the place to be for students, business

owners and families alike. Holland Park, SFU, Kwantlen Polytechnic University and Innovation Boulevard, culture and fine dining are minutes away on foot; Downtown Vancouver is just a short train ride away. At One Central, everything you need to live an active, vibrant life is within reach.

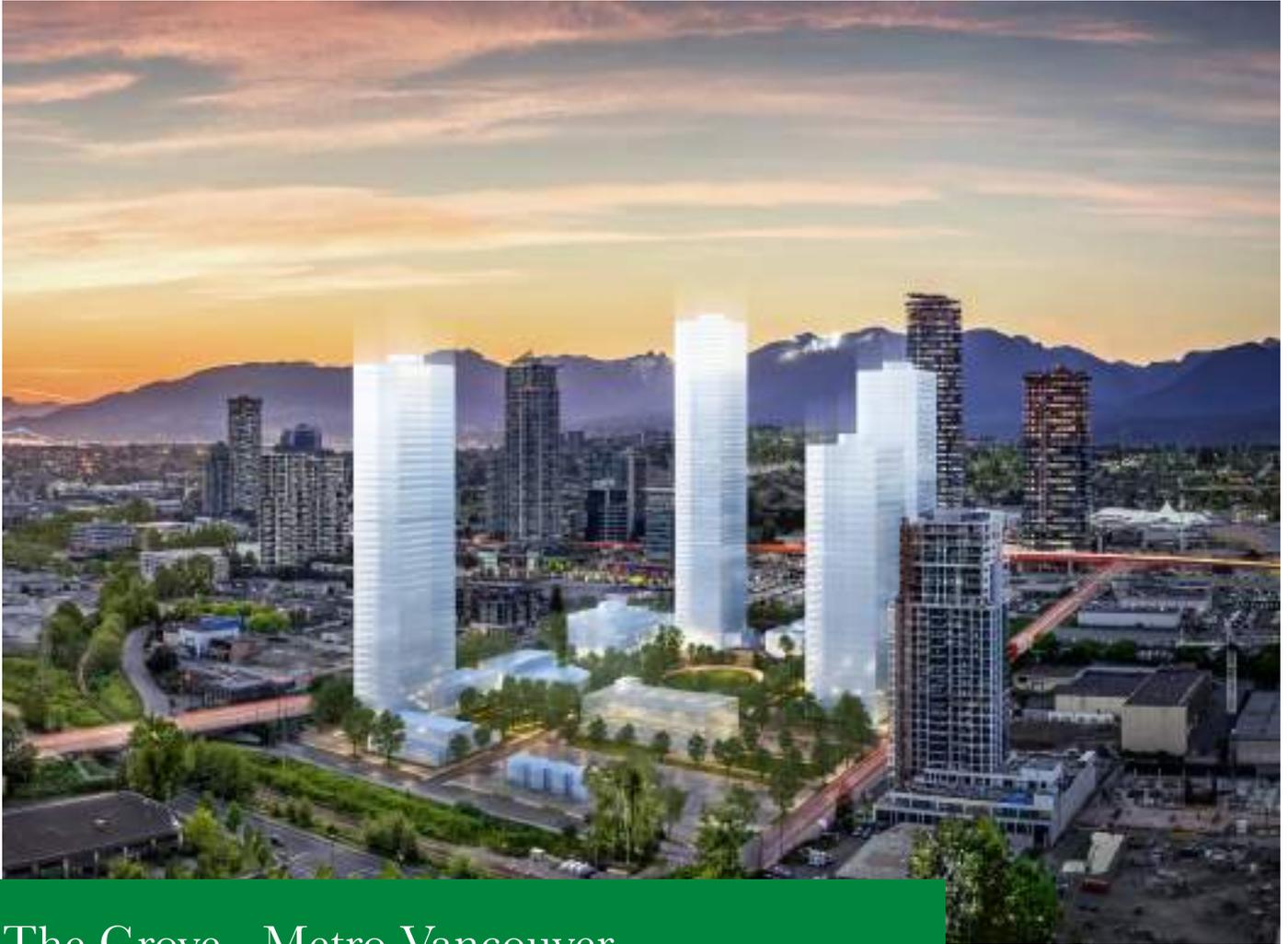
In both form and function, One Central homes are designed for ultimate efficiency and livability because of their smart design. With a contemporary urban aesthetic, these versatile homes offer value you won't find anywhere else in Metro Vancouver.

#### Status:

Construction commenced

October 2019

Number of Apartments: 550



## The Grove - Metro Vancouver

*The Grove project is a well located 8-acre site South East of Willingdon Avenue and Dawson Street in Burnaby.*

Designed by the internationally acclaimed architectural firm IBI Group in cooperation with PWL Landscape Architects, Aoyuan International Vancouver office is proud to be developing signature residential towers, commercial, and retail space in what will be a masterplanned community at this prestigious location.

The future vibrant community is a 3-minute walk to the Millennium Line Brentwood Town Centre Skytrain Station, which is connected directly to the Canada Line, Expo Line and Evergreen Line. On transit, it's just 20 minutes to downtown Vancouver and 50 minutes to Vancouver Airport.

Launch Year:

2020

Status:

Coming Soon

Number of Apartments:

Over 2,500

8 Acre site, masterplanned community, over 49,000 sf of commercial and retail spaces.



## *Hong Kong and Macao*

*As one of the world's most vibrant cities and a financial hub of Asia, Hong Kong has enjoyed a booming property market for decades, whilst Macao is recognised as a city of blended cultures.*

People from all around the globe are drawn to Hong Kong's colour and vitality. Consequently, its real estate consistently ranks among the world's most expensive. Drawing on the intimate market insight and expertise of an experienced team of local professionals, Aoyuan International plans to seek out lucrative, unique opportunities and premier sites to bring the Aoyuan vision to life.

Macao's unique location and close proximity to China make it one of the fastest growing and most exciting cities in the world, famous for its tourism and entertainment industries, as well

as its cultural diversity. Using a localised strategy, the Hong Kong team will take cues from the success Aoyuan International has enjoyed in Australia and Canada, adhering to the same fundamental principles throughout Hong Kong and Macao. It will deliver projects of unwavering quality and workmanship, on time and on budget, while at the same time maximising profits for shareholders. This expansion into the Hong Kong and Macao markets is part of a strategic move to strengthen and diversify Aoyuan International's asset portfolio and revenue stream.





Launch Year:

2018

Status:

Now Selling

Number of Offices:

Approx. 150



## AOffice 46

### *A rare high-quality boutique office project in Kwai Chung.*

AOffice 46 locates at 57-59 Kwok Shui Road, along the vibrant commercial hub of Kwai Chung in Hong Kong. It is a rare high-quality boutique office project in the area. AOffice 46 is built around the philosophy of “Building a Healthy Lifestyle” of Aoyuan Group; represents “A-Class Office for Goodness”. The A-Class Office standard integrates people-oriented design. In addition, the adjacent densely planted garden of 30,000 square feet, with an old and valuable tree therein. Occupiers could enjoy the advantages of urban oasis. AOffice 46 provides a high-quality working environment leading users to maintain a balance of physical and mental health.

AOffice 46 is a 12-storey commercial building, with site area of 13,600 square feet, and total floor area of 117,000 square feet. Part of the project will be subdivided into about 150 office units for sale. Comprehensive transportation network is well connected with AOffice 46. Kwai Hing or Tai Wo Hau MTR Stations are with a 10 minute walking distance. The Hong Kong Express Rail Link Terminal and Shenzhen Bay/Futian Port are also within 10 minute and half-an-hour drive respectively. AOffice 46 enjoys the convenience of the “One Hour Life Circle” in the Greater Bay Area of Guangdong, Hong Kong and Macao.



Hong Kong & Macao  
**CHINA**

Sydney  
**AUSTRALIA**

Vancouver  
**CANADA**

Toronto  
**CANADA**

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