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中國奧園地產集團股份有限公司
China Aoyuan Property Group Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3883)

ANNOUNCEMENT
PURSUANT TO RULE 13.09(1) OF THE LISTING RULES

This announcement is made pursuant to Rule 13.09(1) of the Rules (the “**Listing Rules**”) Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited.

The board of directors (the “**Directors**”) of China Aoyuan Property Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) wishes to state that the Company has been approached by and is in the process of negotiations with a third party independent of the Company and its connected persons (as defined under the Listing Rules) in relation to a possible disposal of the Company’s entire interest in a project company, representing 51% of the entire equity interest in a property development project of Chang’an Ave in Beijing, the PRC. The possible disposal would result in a notifiable transaction. **However, such negotiations are still in progress and no formal agreements have been concluded in the meantime.** Further announcement will be made in compliance with the Listing Rules as and when appropriate.

Since the transaction may or may not proceed, shareholders of the Company and potential investors are advised to exercise due care when dealing in the shares of the Company.

The Directors confirm that, as at the date of this announcement, save as disclosed above there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under Rule 13.23 of the Listing Rules, neither is the board of Directors aware of any matter discloseable under the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of price-sensitive nature.

By order of the Board
China Aoyuan Property Group Limited
Guo Zi Wen
Chairman

Hong Kong, 22 March 2012

As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Mr. Yang Zhong, Mr. Lam Kam Tong, Ms. Xin Zhu and Mr. Hu Da Wei; the non-executive directors of the Company are Mr. Wu Jie Si and Mr. Paul Steven Wolansky; and the independent non-executive directors of the Company are Mr. Ma Kwai Yuen, Mr. Song Xian Zhong, Mr. Tsui King Fai and Mr. Cheung Kwok Keung.