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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)**

**COMPLETION OF THE REDEMPTION AND DELISTING OF**  
**US\$225,000,000 13.875% SENIOR NOTES DUE 2017**  
**(STOCK CODE: 4583)**

Reference is made to the announcements of China Aoyuan Property Group Limited (the “**Company**”) dated 25 November 2015 and 15 February 2016 (the “**Announcements**”) in relation to the redemptions by the Company of 13.875% Senior Notes Due 2017 (the “**2017 Notes**”) on 23 November 2015 and 11 February 2016 (each, a “**Redemption Date**”). Unless otherwise defined, capitalized terms used herein shall have the same meanings as defined in the Announcements.

The link to the Announcements are:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2015/1125/LTN20151125169.pdf>

<http://www.hkexnews.hk/listedco/listconews/SEHK/2016/0215/LTN20160215263.pdf>

The Company redeemed a portion of the 2017 Notes on each of the Redemption Dates at the redemption price equal to 106.93750% of the principal amount thereof, plus accrued and unpaid interest to the relevant Redemption Date. The total redemption price paid by the Company on the Redemption Dates is US\$259,601,906.25. Following the redemption of the outstanding and remaining 2017 Notes on 11 February 2016, there are no outstanding 2017 Notes in issue.

The Company considers that there will be no material impact on its financial position as a result of the Redemption. The Company has applied to The Stock Exchange of Hong Kong Limited for the withdrawal of the listing of the 2017 Notes. Such withdrawal of listing is expected to become effective upon the close of business on 29 February 2016.

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

Hong Kong, 23 February 2016

*As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Ms. Zhong Ping and Mr. Ma Jun; the non-executive director of the Company is Mr. Yang Zhong and the independent non-executive directors of the Company are Mr. Tsui King Fai, Mr. Cheung Kwok Keung and Mr. Hu Jiang.*