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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)

INSIDE INFORMATION

**RESULT OF THE ISSUE OF 2016 NON-PUBLIC DOMESTIC CORPORATE BONDS
ISSUED BY A DOMESTIC WHOLLY-OWNED SUBSIDIARY OF THE COMPANY**

This announcement is made by China Aoyuan Property Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

The board of directors (the “**Board**”) of the Company is pleased to announce that, in respect of the issue of the 2016 non-public domestic corporate bonds (the “**Non-public Corporate Bonds**”), Aoyuan Group Company Limited (奧園集團有限公司), a wholly-owned subsidiary of the Company (incorporated in the People’s Republic of China) (the “**Issuer**”) and Southwest Securities Company Limited (西南證券股份有限公司) (the “**Principal Lead Underwriter**”) and Zhongtai Securities Company Limited (中泰證券股份有限公司) (the “**Joint Lead Underwriter**”) have, through the result of book-building process, determined on 12 October 2016 that the Non-public Corporate Bonds will be of an aggregate amount of RMB1,500 million, and in the form of three years and an annual coupon rate of 5.88% domestic corporate bonds, the Issuer shall be entitled to increase the coupon rate and the investors shall be entitled to sell back the bonds at the end of the second year. The Company has entered into a guarantee agreement as guarantor to provide an unconditional and irrevocable guarantee for the Non-public Corporate Bonds. The issue of the Non-public Corporate Bonds was completed on 14 October 2016.

The Company intends to apply the proceeds from the issue of the Non-public Corporate Bonds for the repayment of debts of the Company and for replenishment of its general working capital. Such proposed application of funds will be beneficial in optimizing the debt structure of the Group and further improving the fund position of the Group.

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

Hong Kong, 14 October 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.