

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



**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)**

**UPDATE ON POSSIBLE MAJOR TRANSACTION**

Reference is made to the announcement of China Aoyuan Property Group Limited dated 5 July 2017 (the “**Announcement**”). Capitalised terms used herein and not defined shall have the same meaning as in the Announcement unless the context otherwise requires.

The Board wishes to announce that the conditions as set out in the Tender documents have not been mutually agreed by the parties, the Tender will therefore not proceed. According to the Tender document, the Tender fee of RMB50 million will be refunded in full to the Tenderer accordingly.

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

Hong Kong, 10 August 2017

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