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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)**

**VOLUNTARY ANNOUNCEMENT**  
**CONTRACT SALES PERFORMANCE**  
**FOR THE YEAR ENDED 31 DECEMBER 2012**

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

The board of directors (the “**Directors**”) of China Aoyuan Property Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that the Group achieved unaudited contract sales of approximately RMB5.25 billion for the year ended 31 December 2012, representing an increase of approximately 5% compared to 2011. The Group achieved 105% of the full year contract sales target of RMB5.0 billion for the year ended 31 December 2012.

Shareholders of the Company and potential investors are advised to exercise due care when dealing in the shares of the Company.

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

Hong Kong, 3 January 2013

*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 and, Ms. Xin Zhu; 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.*