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In connection with the Global Offering, Credit Suisse (Hong Kong) Limited (the “Stabilizing Manager”), or any person acting for it, on behalf of the Underwriters, may over-allocate or effect any other transactions with a view to stabilizing or maintaining the market price of the Offer Shares at a level higher than that which might otherwise prevail in the open market for a limited period after the Listing Date. The stabilizing action which may be taken by the Stabilizing Manager may include primary and ancillary stabilizing actions such as purchasing or agreeing to purchase any of the Offer Shares, exercising the Over-allotment Option, stock borrowing, establishing a short position in the Offer Shares, liquidating long positions in the Offer Shares or offering or attempting to do any such actions. Any market purchases will be effected in compliance with all applicable laws and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules made under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong). However there is no obligation on the Stabilizing Manager or any person acting for it to conduct any such stabilizing activity, which if commenced, may be discontinued at any time. Any such stabilizing activity is required to be brought to an end after a limited period. The number of Offer Shares being offered in the Global Offering may be increased by up to an aggregate of 105,000,000 additional Offer Shares, representing 15% of the number of Offer Shares initially available under the Global Offering through the exercise of the Over-allotment Option expected to be granted to the International Underwriters by the Company, exercisable by the Joint Global Coordinators, on behalf of the International Underwriters, to cover over-allocations in the International Offering. The Over-allotment Option is exercisable at any time from the date of the International Underwriting Agreement until 30 days after the last date for the lodging of applications under the Hong Kong Public Offering. In the event that such Over-allotment Option is exercised, a press announcement will be made.

Unless otherwise defined herein, terms in this announcement shall have the same meanings as those defined in the prospectus dated September 21, 2007 (the “Prospectus”) issued by the Company.



CHINA AOYUAN PROPERTY GROUP LIMITED

中國奧園地產集團股份有限公司

(Incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares offered pursuant to the Global Offering	:	700,000,000 new Shares to be offered by us (subject to adjustment and the Over-allotment Option)
Number of Hong Kong Offer Shares	:	70,000,000 (subject to adjustment)
Number of International Offering Shares	:	630,000,000 (subject to adjustment and the Over-allotment Option)
Maximum Offer Price	:	not more than HK\$5.20 per Offer Share payable in full on application subject to refund on final pricing, plus brokerage of 1%, Hong Kong Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.004%
Nominal Value	:	HK\$0.01 each
Stock Code	:	3883

Joint Global Coordinators, Joint Bookrunners, Joint Sponsors and Joint Lead Managers

CREDIT SUISSE 

Morgan Stanley

Application has been made to the Listing Committee of the Hong Kong Stock Exchange for the granting of the listing of, and permission to deal in, the Offer Shares to be issued pursuant to the Global Offering. Subject to the granting of the listing of, and permission to deal in, the Offer Shares to be issued pursuant to the Global Offering (including the additional Offer Shares which may be made available pursuant to the exercise of the Over-allotment Option), as well as compliance with stock admission requirements of HKSCC, the Offer Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the date of commencement of dealings in the Offer Shares on the Hong Kong Stock Exchange or any other date HKSCC chooses. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time. Assuming that the Hong Kong Public Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on October 9, 2007, it is expected that dealings in the Offer Shares on the Hong Kong Stock Exchange will commence at 9:30 a.m. on October 9, 2007. The Offer Shares will be traded in board lots of 1,000 each. The stock code of the Shares is 3883.

The Global Offering consists of the Hong Kong Public Offering of 70,000,000 Offer Shares, including the 7,000,000 Offer Shares available for subscription by eligible employees of our Group (subject to adjustment) and the International Offering of 630,000,000 Offer Shares (subject to adjustment and the Over-allotment Option) together with any Offer Shares to be issued as a result of any exercise of the Over-allotment Option (which, if exercised in full, amount to 105,000,000 Offer Shares).

The Offer Price is expected to be fixed by agreement between the Joint Global Coordinators (on behalf of the Underwriters) and the Company on the price determination date. The price determination date is expected to be on or before September 28, 2007 and, in any event, not later than October 2, 2007. The Offer Price will be not more than HK\$5.20 and is currently expected to be not less than HK\$4.10. Applicants for Hong Kong Offer Shares are required to pay, on application, the maximum Offer Price of HK\$5.20 for each Hong Kong Offer Share together with a brokerage of 1%, SFC transaction levy of 0.004% and Hong Kong Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price should be lower than HK\$5.20.

In connection with the Global Offering, Credit Suisse (Hong Kong) Limited (the “Stabilizing Manager”), or any person acting for it, on behalf of the Underwriters, may over-allocate or effect any other transactions with a view to stabilizing or maintaining the market price of the Offer Shares at a level higher than that which might otherwise prevail in the open market for a limited period after the Listing Date. The stabilizing action which may be taken by the Stabilizing Manager may include primary and ancillary stabilizing actions such as purchasing or agreeing to purchase any of the Offer Shares, exercising the Over-allotment Option, stock borrowing, establishing a short position in the Offer Shares, liquidating long positions in the Offer Shares or offering or attempting to do any such actions. Any market purchases will be effected in compliance with all applicable laws and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules made under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong). However there is no obligation on the Stabilizing Manager or any person acting for it to conduct any such stabilizing activity, which if commenced, may be discontinued at any time. Any such stabilizing activity is required to be brought to an end after a limited period. The number of Offer Shares being offered in the Global Offering may be increased by up to an aggregate of 105,000,000 additional Offer Shares (which requires the Company to issue up to 52,500,000 additional Offer Shares issued by the Company and the Selling Shareholders to sell up to 52,500,000 Sale Shares), representing 15% of the number of the Offer Shares initially available under the Global Offering, through the exercise of the Over-allotment Option expected to be granted to the International Underwriters by the Company, exercisable by the Joint Global Coordinators, on behalf of the International Underwriters, to cover, over-allocations in the International Offering. The Over-allotment Option is exercisable at any time from the date of the International Underwriting Agreement until 30 days after the last date for the lodging of applications under the Hong Kong Public Offering. In the event that such Over-allotment Option is exercised, a press announcement will be made.

The Joint Global Coordinators, on behalf of the Underwriters, may, with the Company's consent, reduce the number of Offer Shares offered in the Global Offering and/or the indicative Offer Price range below that stated in the Prospectus (which is HK\$4.10 to HK\$5.20) at any time prior to the morning of the last day for lodging applications under the Hong Kong Public Offering. In such a case, notices of the reduction in the number of Offer Shares and/or the indicative Offer Price range will be published in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) not later than the morning of the day which is the last day for lodging applications under the Hong Kong Public Offering. If applications for Hong Kong Offer Shares have been submitted prior to the day which is the last day for lodging applications under the Hong Kong Public Offering, then even if the number of Offer Shares and/or the indicative Offer Price range is so reduced, such applications cannot be subsequently withdrawn. Further details are set forth in the sections headed "Structure of the Global Offering" and "How to Apply for Hong Kong Offer Shares" in the Prospectus.

The total number of Hong Kong Offer Shares available under the Hong Kong Public Offering will initially be divided into two pools for allocation purposes: Pool A comprising 31,500,000 Hong Kong Offer Shares and Pool B comprising 31,500,000 Hong Kong Offer Shares, both of which are available on an equitable basis to successful applicants. All valid applications that have been received for Hong Kong Offer Shares with a total subscription amount (excluding brokerage, SFC transaction levy and the Hong Kong Stock Exchange trading fee) of HK\$5,000,000 or less will fall into Pool A and all valid applications that have been received for Hong Kong Offer Shares with a total subscription amount (excluding brokerage, SFC transaction levy and the Hong Kong Stock Exchange trading fee) of more than HK\$5,000,000 and up to the value of Pool B, will fall into Pool B. Applicants should be aware that applications in Pool A and Pool B are likely to receive different allocation ratios. If Hong Kong Offer Shares in one pool (but not both pools) are undersubscribed, the surplus Hong Kong Offer Shares will be transferred to the other pool to satisfy demand in that other pool and be allocated accordingly. Applicants can only receive an allocation of Hong Kong Offer Shares from either Pool A or Pool B but not from both pools. Multiple or suspected multiple applications and any application for more than 31,500,000 Hong Kong Offer Shares will be rejected.

Acceptance of all applications for the Offer Shares pursuant to the Hong Kong Public Offering is subject to the conditions stated in the paragraph headed "Conditions of the Hong Kong Public Offering" in the section headed "Structure of the Global Offering" in the Prospectus. The consummation of both the Hong Kong Public Offering and the International Offering is conditional upon, among other things, the other becoming unconditional and not having been terminated in accordance with its terms. If the conditions are not fulfilled or waived prior to the dates and times specified, the Global Offering will lapse and the Hong Kong Stock Exchange will be notified immediately. Notice of the lapse of the Hong Kong Public Offering will be caused to be published by the Company in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) on the next day following such lapse. In such situation, all application monies will be returned, without interest, on the terms set out in the sub-section headed "Refund of Application Monies" in the section headed "How to Apply for Hong Kong Offer Shares". In the meantime, the application monies will be held in separate bank account(s) with the receiving bankers or other bank(s) in Hong Kong licensed under the Banking Ordinance.

Share certificates will only become valid certificates of title at 8:00 a.m. on October 9, 2007 provided that the Hong Kong Public Offering has become unconditional in all respects and the right of termination described in the sub-section entitled "Grounds for Termination" in the section headed "Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering" has not been exercised.

You may either use a **white**, **yellow** or **pink** application form or you may submit **White Form eIPO** or you may electronically instruct HKSCC to cause HKSCC Nominees to apply for the Hong Kong Offer Shares on your behalf. Except where you are a nominee and provide the information required to be provided in your application, all of your applications will be rejected as multiple applications if you, or you and your joint applicant(s) together:

- make more than one application (whether individually or jointly) on a **white** or **yellow** application form or by submitting an application to the designated **White Form eIPO** Service Provider through the designated website **www.eipo.com.hk** or by giving **electronic application instruction** to HKSCC;
- both apply (whether individually or jointly) on one **white** application form and one **yellow** application form or on one **white** or **yellow** application form and submit **White Form eIPO** or give **electronic application instructions** to HKSCC;
- apply on one **white** or **yellow** application form (whether individually or jointly) or submit **White Form eIPO** or by giving **electronic application instructions** to HKSCC for more than 50% of the Offer Shares initially being offered for public subscription under the Hong Kong Public Offering after deducting the 7,000,000 Offer Shares available for subscription by eligible employees of the Group using **pink** application form, (that is, 31,500,000 Offer Shares), as more particularly described in the sub-section headed “The Hong Kong Public Offering” in the section headed “Structure of the Global Offering”;
- make more than one application on **pink** Application Forms; apply on one **pink** Application Form for more than 100% of the Offer Shares being offered to eligible employees is the goal on a preferential basis; or
- have applied for or taken up, or indicated an interest for, or have been or will be placed (including conditionally and/or provisionally) Offer Shares under the International Offering.

Applicants who wish to be allotted the Hong Kong Offer Shares in their own names should (i) complete and sign the **white** application forms or (ii) submit applications online through the designated website of the eIPO Service Provider at **www.eipo.com.hk** under the **White Form eIPO** service. Applicants who wish to have the Hong Kong Offer Shares allotted and issued in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participant should (i) complete and sign the **yellow** application forms, copies of which, together with the Prospectus, may be obtained during normal business hours from 9:00 a.m. on September 21, 2007 until 12:00 noon on September 27, 2007 at the Depository Counter of HKSCC at 2nd Floor, Vicwood Plaza, 199 Des Voeux Road Central, Hong Kong; or (ii) give **electronic application instructions** to HKSCC via CCASS. Applicants who are full-time employees of the Group (other than a Director, the chief executive of the Company and its subsidiaries, an existing beneficial owner of the Shares or their respective associates or connected persons), and want the Offer Shares to be registered in their own name and want their application to be given preferential treatment should complete and sign the **pink** application forms.

Copies of the Prospectus, together with the **white** application forms, may be obtained from:

1. **Credit Suisse (Hong Kong) Limited**, 45/F, Two Exchange Square, 8 Connaught Place, Central, Hong Kong;

2. **Morgan Stanley Asia Limited**, 30/F, Three Exchange Square, Central, Hong Kong;

or any of the following branches of **The Hongkong and Shanghai Banking Corporation Limited**, **Industrial and Commercial Bank of China (Asia) Limited** and **Bank of Communications Co., Ltd. Hong Kong Branch**:

(a) The Hongkong and Shanghai Banking Corporation Limited

	Branch Name	Address
Hong Kong Island	Hong Kong Office	1 Queen's Road Central, HK
	Des Voeux Road Central Branch	China Insurance Group Bldg, 141 Des Voeux Road Central, HK
	The Westwood Branch	LG01-3, LG Floor, The Westwood, 8 Belcher's Street, HK
	Chai Wan Branch	Shop No. 1-11, Block B, G/F, Walton Estate, Chai Wan, HK
	Causeway Bay Branch	1/F, Causeway Bay Plaza 2, 463-483 Lockhart Road, HK
	Hopewell Centre Branch	Shop No. 1-2, G/F, Hopewell Centre, 183 Queen's Road East, Wan Chai, HK
	South Horizons Branch	Shop G43, G/F, Marina Square, West Block, South Horizons, Ap Lei Chau, HK
Kowloon	Mong Kok Branch	673 Nathan Road, Mong Kok, KLN
	Kwun Tong Branch	No. 1, Yue Man Square, Kwun Tong, KLN
	Tsim Sha Tsui Branch	82-84 Nathan Road, Tsim Sha Tsui, KLN
	Amoy Plaza Branch	Shops G193-200 & 203, G/F, Amoy Plaza Phase II, 77 Ngau Tau Kok Road, KLN
	Festival Walk Branch	Shop LG1-37, Festival Walk, 80 Tat Chee Avenue, Kowloon Tong, KLN
New Territories	Tuen Mun Town Plaza Branch	Shop 1, UG/F, Shopping Arcade Phase II, Tuen Mun Town Plaza, Tuen Mun, NT
	Tai Wai Branch	Shops 42-44, KCR Tai Wai Station, Sha Tin, NT

(b) Industrial and Commercial Bank of China (Asia) Limited

	Branch Name	Address
Hong Kong Island	Central Branch	1/F., 9 Queen's Road Central
	Wan Chai Road Branch	G/F, 103–103A Wan Chai Road
	North Point Branch	G/F, 436–438 King's Road, North Point
Kowloon	Tsimshatsui East Branch	Shop B, G/F, Railway Plaza, 39 Chatham Road South, Tsimshatsui
	Yaumatei Branch	542 Nathan Road, Yaumatei
	Mok Cheong Street Branch	12–14 Mok Cheong Street, Tokwawan
New Territories	Kwai Fong Branch	C63A–C66, 2/F, Kwai Chung Plaza, Kwai Fong
	Tsuen Wan Castle Peak Road Branch	G/F, 423–427 Castle Peak Road, Tsuen Wan

(c) Bank of Communications Co., Ltd. Hong Kong Branch

	Branch Name	Address
Hong Kong Island	Hong Kong Branch	20 Pedder Street, Central, Hong Kong
	King's Road Sub-Branch	67–71 King's Road, North Point
	Hennessy Road Sub-Branch	368 Hennessy Road, Wanchai
Kowloon	Cheung Sha Wan Plaza Sub-Branch	Unit G04, Cheung Sha Wan Plaza, 833 Cheung Sha Wan Road
	Shamshuipo Sub-Branch	Shop G1, G/f, Golden Centre, 94 Yen Chow Street, Shamshuipo
	Wong Tai Sin Sub-Branch	Shops 127–129, 1/F Lung Cheung Mall, 136 Lung Cheung Road, Wong Tai Sin
New Territories	Tsuen Wan Sub-Branch	Shop G10–11, Pacific Commercial Plaza, Bo Shek Mansion, 328 Sha Tsui Road
	Yuen Long Sub-Branch	Man Yu Building, 2 Tai Fung Street

Copies of the Prospectus and the **white** application forms will be available for collection at the above places during the following times:

Friday, September 21, 2007 — 9:00 a.m. — 4:30 p.m.
Saturday, September 22, 2007 — 9:00 a.m. — 1:00 p.m.
Monday, September 24, 2007 — 9:00 a.m. — 4:30 p.m.
Tuesday, September 25, 2007 — 9:00 a.m. — 4:30 p.m.
Thursday, September 27, 2007 — 9:00 a.m. — 12:00 noon

Eligible employees of the Group can collect a **pink** Application Form and a copy of the Prospectus from the Company Secretary, Mr. Lo Hang Fong, during normal business hours from 9:00 a.m. on Friday, September 21, 2007 until 12:00 noon on Tuesday, September 25, 2007 at the Company's head office and principal place of business in Hong Kong at Room 5105, The Center, 99 Queen's Road Central, Hong Kong.

Completed **white** or **yellow** application forms, together with payment attached, must be lodged by 12:00 noon on Thursday, September 27, 2007, or, if the application lists are not open on that day, then by the time and date stated in the sub-paragraph headed "Effect of Bad Weather Conditions on the Opening of the Application Lists" in the Prospectus.

Your completed **white** or **yellow** application form, together with payment attached, should be deposited in the special collection boxes provided at any of the branches of the receiving banks listed under the section headed "Where to Collect the Application Forms" in the Prospectus at the following times:

Friday, September 21, 2007 — 9:00 a.m. — 4:30 p.m.
Saturday, September 22, 2007 — 9:00 a.m. — 1:00 p.m.
Monday, September 24, 2007 — 9:00 a.m. — 4:30 p.m.
Tuesday, September 25, 2007 — 9:00 a.m. — 4:30 p.m.
Thursday, September 27, 2007 — 9:00 a.m. — 12:00 noon

Applicants applying by **White Form eIPO** may submit application to the eIPO Service Provider through the designated **www.eipo.com.hk** from 9:00 a.m. on Friday, September 21, 2007 until 11:30 a.m. on Thursday, September 27, 2007 (24 hours daily, except on the last application day). The latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Thursday, September 27, 2007, the last application day. Applicants will not be permitted to submit applications to the eIPO Service Provider after 11:30 a.m. on the last day for submitting applications. If you have already submitted your application and obtained a payment reference number from the website prior to 11:30 a.m., you will be permitted to continue the application process (by completing payment of application monies) until 12:00 noon on the last day for submitting applications, when the application lists close.

Cheque or banker's cashier order should be crossed "Account Payee Only" and made payable to "HSBC Nominees (Hong Kong) Limited — China Aoyuan Property Public Offer".

Completed **pink** Application Form, with a cheque or banker's cashier order attached, must be returned to Company Secretary, Mr. Lo Hang Fong, at the Company's head office and principal place of business in Hong Kong at Room 5105, The Center, 99 Queen's Road Central, Hong Kong by 4:00 p.m. on Tuesday, September 25, 2007.

APPLYING BY GIVING ELECTRONIC APPLICATION INSTRUCTIONS TO HKSCC

CCASS Participants may give **electronic application instructions** to HKSCC to apply for the Hong Kong Offer Shares and to arrange payment of the monies due on application and payment of refunds. This will be in accordance with their participant agreements with HKSCC and the General Rules of CCASS and the CCASS Operational Procedures. Investors can apply for Hong Kong Offer Shares by giving **electronic application instructions** to HKSCC as follows:

- 1 CCASS Investor Participants can give **electronic application instructions** to HKSCC through the CCASS Phone System by calling 2979 7888 or through the CCASS Internet System (<https://ip.ccass.com>) (using the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Friday, September 21, 2007 until 12:00 noon on Thursday, September 27, 2007 (24 hours daily, except the last application day). HKSCC can also input **electronic application instructions** for CCASS Investor Participants on their behalf if they go to the Customer Service Centre of HKSCC at 2/F Vicwood Plaza, 199 Des Voeux Road Central, Hong Kong and complete an input request form; and
- 2 those who are not CCASS Investor Participants can instruct their brokers or custodians who are CCASS Broker Participants or CCASS Custodian Participants to give **electronic application instructions** via CCASS terminals to apply for Hong Kong Offer Shares on their behalf. CCASS Broker Participants or CCASS Custodian Participants should input **electronic application instructions** at the following times on the following dates:

Friday, September 21, 2007	—	9:00 a.m. to 8:30 p.m. ⁽¹⁾
Saturday, September 22, 2007	—	8:00 a.m. to 1:00 p.m. ⁽¹⁾
Monday, September 24, 2007	—	8:00 a.m. to 8:30 p.m. ⁽¹⁾
Tuesday, September 25, 2007	—	8:00 a.m. to 8:30 p.m. ⁽¹⁾
Thursday, September 27, 2007	—	8:00 a.m. ⁽¹⁾ to 12:00 noon

Note:

- (1) These times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Broker/Custodian Participants.

To ensure that CCASS Investor Participants can give their **electronic application instructions** to HKSCC through the CCASS Phone System or the CCASS Internet System, CCASS Investor Participants are advised not to wait until the last minute to input their **electronic application instructions**. In the event that CCASS Investor Participants have problems connecting to the CCASS Phone System or the CCASS Internet System to submit their **electronic application instructions**, they should either: (i) submit a **white** or **yellow** application form; or (ii) go to HKSCC's Customer Service Centre to complete an input request form for **electronic application instructions** before 12:00 noon on Thursday, September 27, 2007, or such later time as described under the sub-section headed "Effect of Bad Weather on the Opening of the Application Lists" in the section headed "How to Apply for Hong Kong Offer Shares" in the Prospectus.

Subject to the terms and conditions set out in the Prospectus and the **yellow** and **white** application forms, applications must be received no later than 12:00 noon on Thursday, September 27, 2007 (or if the application lists are not open on that day, then by the time and date stated in the sub-paragraph headed "Effect of Bad Weather on the Opening of the Application Lists" in the Prospectus).

It is expected that the Offer Price, the level of indication of interest in the Global Offering, the results of applications in the Hong Kong Public Offering and the basis of allotment of the Hong Kong Offer Shares will be published on Monday, October 8, 2007 in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese).

The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Hong Kong Public Offering will be available at the times and date and in the manner specified below:

- Results of allocations for the Hong Kong Public Offering will be available from the Company's website at <http://aoyuan.com.cn> on Monday, October 8, 2007 or the designated results of allocations website at www.iporesults.com.hk on a 24-hour basis from 8:00 a.m. on Monday, October 8, 2007 to 12:00 midnight on Sunday, October 14, 2007. The user will be required to key in the Hong Kong identity card/passport/Hong Kong business registration number provided in his/her/its application form to search for his/her/its own allocation result;
- Results of allocations will be available from our Hong Kong Public Offering allocation results telephone enquiry line. Applicants may find out whether or not their applications have been successful and the number of Public Offer Shares allocated to them, if any, by calling 2862 8669 between 9:00 a.m. and 10:00 p.m. from Monday, October 8, 2007 to Thursday, October 11, 2007;
- Special allocation results booklets setting out the results of allocations will be available for inspection during opening hours of individual branches and sub-branches from Monday, October 8, 2007 to Wednesday, October 10, 2007 at all the receiving bank branches and sub-branches at the addresses set out in the section headed "How to Apply for Hong Kong Offer Shares — Where to Collect the Application Forms".

If you do not receive any Hong Kong Offer Shares for any reason, the Company will refund your application monies, including brokerage fee of 1%, SFC transaction levy of 0.004% and Hong Kong Stock Exchange trading fee of 0.005%. No interest will be paid thereon. If your application is accepted only in part, the Company will refund to you the appropriate portion of your application monies (including the related brokerage fee of 1%, SFC transaction levy of 0.004% and Hong Kong Stock Exchange trading fee of 0.005%) without interest. If the Offer Price as finally determined is less than the offer price per Offer Share (excluding brokerage, SFC transaction levy and Hong Kong Stock Exchange trading fee thereon) initially paid on application, the Company will refund to you the surplus application monies, together with the related brokerage fee of 1%, SFC transaction levy of 0.004% and Hong Kong Stock Exchange trading fee of 0.005%, without interest. All interest accrued on such monies prior to the date of refund will be retained for the Company's benefit.

Refund of your application monies (if any) will be made on Monday, October 8, 2007 in accordance with the various arrangements as described in the Prospectus. All refunds will be made by a cheque crossed "Account Payee Only" made out to you, or if you are joint applicants, to the first-named applicant. Part of your Hong Kong identity card number or passport number, or, if you are joint applicants, part of the Hong Kong identity card number or passport number of the first-named applicant, provided by you may be printed on your refund cheque, if any. Such data would also be transferred to a third party for refund purposes. Your banker may require verification of your Hong Kong identity card number or passport number before encashment of your refund cheque. Inaccurate completion of your Hong Kong identity card number or passport number may lead to delay in encashment of or may invalidate your refund cheque. It is intended that special efforts will be made to avoid any undue delay in refunding application monies where appropriate. If you apply for 1,000,000 Hong Kong Offer Shares or more and have indicated your intention in your application form to collect your refund cheque from Computershare Hong Kong Investor Services Limited and have provided all information required in your application form, you may collect it in person from Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17/F., Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, from 9:00 a.m. to 1:00 p.m. on Monday, October 8, 2007 or such other date as notified by the Company in the newspapers as the date of despatch of refund cheques. If you are an individual who opts for personal collection, you must not authorise any other person to make collection on your behalf. If you are a corporate applicant which opts for personal collection, your authorised representative must attend bearing a letter of authorisation from your corporation stamped with your corporation's chop. Both individuals and authorised representatives of corporations (if applicable)

must produce, at the time of collection, evidence of identity acceptable to Computershare Hong Kong Investor Services Limited. If you do not collect your refund cheques personally within the time specified for their collection, they will be sent to the address as specified in your application form promptly thereafter by post and at your own risk. If you apply for less than 1,000,000 Hong Kong Offer Shares or if you apply for 1,000,000 Hong Kong Offer Shares or more but have not indicated on your application form that you will collect your refund cheque(s) in person, your refund cheque(s) will be sent to the address on your application form on Monday, October 8, 2007 by ordinary post and at your own risk.

If you apply for Hong Kong Offer Shares using a **yellow** application form and your application is wholly or partially successful, your Share certificate(s) will be issued in the name of HKSCC Nominees and deposited into CCASS for credit to your CCASS Investor Participant stock account or the stock account of your designated CCASS Participant as instructed by you in your application form at the close of business on Monday, October 8, 2007, or in the event of a contingency, on any other date as shall be determined by HKSCC or HKSCC Nominees. If you are applying through a designated CCASS Participant (other than a CCASS Investor Participant) on a **yellow** application form for Hong Kong Offer Shares credited to the stock account of your designated CCASS Participant (other than a CCASS Investor Participant), you can check the number of Hong Kong Offer Shares allocated to you with that CCASS Participant. If you are applying as a CCASS Investor Participant, the Company expects to publish the results of CCASS Investor Participants' applications together with the results of the Hong Kong Public Offering in the newspapers on Monday, October 8, 2007. You should check the announcement published by the Company and report any discrepancies to HKSCC before 5:00 p.m. on Monday, October 8, 2007 or such other date as shall be determined by HKSCC or HKSCC Nominees. Immediately after the credit of the Hong Kong Offer Shares to your stock account, you can check your new account balance via the CCASS Phone System and the CCASS Internet System (under the procedures contained in HKSCC'S "An Operating Guide for Investor Participants" in effect from time to time). HKSCC will also make available to you an activity statement showing the number of Hong Kong Offer Shares credited to your stock account.

As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Guo Zi Ning and Mr. Zhang Jian Jun; the non-executive directors of the Company are Mr. Paul Steven Wolansky and Mr. Leung Ping Chung, Hermann; and the independent non-executive directors of the Company are Mr. Song Xian Zhong, Mr. Ma Kwai Yuen and Mr. Tsui King Fai.

By order of the Board
China Aoyuan Property Group Limited
Guo Zi Wen
Chairman and chief executive officer

Hong Kong, September 21, 2007

This announcement is not an offer of securities for sale in the United States. Securities of the Company may not be offered or sold in the United States absent registration or an exemption from registration. Any offering of securities to be made in the United States will be made by means of an offering circular that will contain detailed information about the Company and management, as well as financial statements.

*Please also refer to the published version of this announcement in **South China Morning Post**.*