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Unless otherwise defined herein, terms used 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)

(Stock Code: 3883)

STABILIZING ACTIONS AND END OF STABILIZING PERIOD

The Company announces that the stabilizing period in connection with the Global Offering ended on October 27, 2007.

The only stabilizing actions undertaken during the stabilizing period were over-allocations made in the International Offering and the exercise in full of the Over-allotment Option referred to in the Prospectus in respect of an aggregate of 105,000,000 additional Shares, which were used to cover over-allocations in the International Offering.

The Company makes this announcement pursuant to Section 9(2) of the Securities and Futures (Price Stabilizing) Rules (Cap. 571W of the Laws of Hong Kong) and announces that the stabilizing period in connection with the Global Offering ended on October 27, 2007.

The only stabilizing actions undertaken during the stabilizing period were over-allocations made in the International Offering and the exercise in full by the Joint Global Coordinators on behalf of the International Underwriters on October 18, 2007 of the Over-allotment Option referred to in the Prospectus in respect of an aggregate of 105,000,000 additional Shares (the “**Over-allotment Shares**”). Pursuant to the exercise of the Over-allotment Option, 52,500,000 Shares were issued and allotted by the Company, and 52,500,000 Shares were sold by the Selling Shareholders, comprising 14,325,000 Shares, 14,325,000 Shares and 23,850,000 Shares sold by Ace Rise, Cathay Property and Win Power, respectively, at HK\$5.20 per Share (exclusive of brokerage fee

of 1%, SFC transaction levy of 0.004% and Stock Exchange trading fee of 0.005%), being the Offer Price per Share under the Hong Kong Public Offering and the International Offering. The Overallotment Shares were used to cover over-allocations in the International Offering.

The details of the exercise of the Over-allotment Option are more particularly described in the Company's announcement dated October 18, 2007.

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

Hong Kong, October 29, 2007

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.