



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)

CLARIFICATION ANNOUNCEMENT ON CHANGE OF DIRECTORS

Reference is made to the announcement of change of directors of China Aoyuan Property Group Limited (the “Company”) dated 16 July 2008 (the “Announcement”) relating to the appointment of Mr. Wu Jie Si (“Mr. Wu”) as an executive director of the Company and vice chairman of the board of directors of the Company (the “Board”) with effect from 15 July 2008.

CLARIFICATION

The Board wishes to provide further information pursuant to Rule 13.51(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

Mr. Wu was a director of Guangdong Enterprises (Holdings) Limited (“GDE”) and Guangdong Investment Limited (“GDI”) (a company listed on The Stock Exchange of Hong Kong Limited (stock code: 270)) for the period from 12 February 2000 to 8 May 2001 and from 14 March 2000 to 28 April 2005 respectively.

GDE was wholly owned by the government of Guangdong Province and was the Guangdong Provincial Government’s largest commercial enterprise organized outside The People’s Republic of China (“PRC”). It has a diversified portfolio of equity interest over 200 companies based primarily in Guangdong and Hong Kong, including GDI. GDE is incorporated in Hong Kong. The principal business of GDE and its subsidiaries includes trading, manufacturing, property development and investment, financing, insurance and securities brokerage, infrastructure and hotels. GDI is incorporated in Hong Kong and principally engaged in investment holding, property holding and investment, investment in infrastructure and energy projects, water supply, hotel ownership and operations, hotel management and department stores operation in Hong Kong and PRC.

GDE group and GDI group started debt restructuring in 1998 and 1999 respectively.

The debts subject to restructuring at GDI level amounted to approximately HK\$4.5 billion and debts subject to restructuring at selected stand alone subsidiaries amounted to an additional approximately HK\$2.3 billion approximately. The debt restructuring of GDE and GDI were both completed in 2000.

All outstanding restructuring debts of GDI group were fully settled in 2003 and neither GDE nor GDI has been dissolved or put into liquidation within 12 months after Mr. Wu ceased to act as a director of GDE and GDI.

Save as disclosed above and in the Announcement, there is no other information relating to Mr. Wu required to be disclosed pursuant to Rules 13.51(2)(h) to 13.51(2)(v) of the Listing Rules, and there is no other matter which needs to be brought to the attention of the shareholders of the Company.

On behalf of the Board
China Aoyuan Property Group Limited
Guo Zi Wen
Chairman and CEO

Hong Kong, 5 September 2008

As at the date of this announcement, the directors comprising of (1) the executive directors namely Mr. Guo Zi Wen, Mr. Wu Jie Si, Mr. Guo Zi Ning (Mr. Guo Zi Ning is also the alternate director of Mr. He Jianbing), Mr. Zheng Jian Jun and Mr. Hu Da Wei; (2) the non-executive directors namely Mr. Paul Steven Wolansky, Mr. Leung Ping Chung, Hermann (Mr. Leung Ping Chung, Hermann is also the alternate director of Mr. Paul Steven Wolansky) and Mr. He Jianbing; (3) the independent non-executive directors namely Mr. Song Xian Zhong, Mr. Ma Kwai Yuen and Mr. Tsui King Fai.