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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)**

**DISCLOSEABLE TRANSACTION**  
**ACQUISITION OF A SUBSIDIARY**  
**SECOND SUPPLEMENTAL AGREEMENT**

The Board wishes to announce that on 3 September 2009, the Purchaser (a wholly-owned subsidiary of the Company) as purchaser, the Vendor as vendor, and Mr. Chau as guarantor entered into the Second Supplemental Agreement to extend the long stop date of the Agreement.

Reference is made to the announcements (the “**Announcements**”) published by China Aoyuan Property Group Limited (the “**Company**”) on 19 June 2009 and 20 August 2009 respectively in relation to the acquisition of a subsidiary by the Company. Capitalized terms used in this announcement shall have the same meanings as in the Announcements unless otherwise defined.

The Board wishes to announce that on 3 September 2009, the Purchaser (a wholly-owned subsidiary of the Company) as purchaser, the Vendor as vendor, and Mr. Chau as guarantor entered into a second supplemental agreement (the “**Second Supplemental Agreement**”) to extend the long stop date under the Agreement from 1 September 2009 to 30 September 2009 as additional time is required for obtaining a valid “The Key Elements in Construction Project Plan and Architectural Design” from the Zhongshan Planning Bureau in accordance with the standards of the New Plan.

The Second Supplemental Agreement shall become effective and binding on the parties on the date of the Second Supplemental Agreement, and save as expressly amended, the Agreement shall remain in full force and effect.

The Board believes that the terms of the Second Supplemental Agreement furnish the Company with more flexibility and also considers that the terms are normal commercial terms, fair and reasonable and in the best interest of the Shareholders as a whole.

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

Hong Kong, 3 September 2009

*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 Jian Bing), 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 Jian Bing; (3) the independent non-executive directors namely Mr Song Xian Zhong, Mr Ma Kwai Yuen and Mr Tsui King Fai.*