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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)

POSITIVE PROFIT ALERT

This announcement is made pursuant to rule 13.09 of the Listing Rules.

The Board is pleased to announce that the Group's estimated unaudited consolidated net profit for the financial year ended 31 December 2009 is expected to record a comparatively substantial growth over and above that for the same period in 2008.

The above expected substantial growth in relation to the unaudited consolidated net profit is based on the draft unaudited financial information which is subject to final review by the Company's auditors.

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

This announcement is made pursuant to rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

The board of directors (the "**Board**") of China Aoyuan Property Group Limited (the "**Company**") is pleased to announce that, based on the preliminary review of the annual unaudited consolidated management accounts of the Company and its subsidiaries (together, the "**Group**"), it is expected that the Group's unaudited consolidated net profit for the financial year ended 31 December 2009 will record a substantial growth over and above the audited results for the financial year ended 31 December 2008. The significant profit growth is attributable to the encouraging increase in the total sales of the Group's projects and its appropriate marketing strategies.

This positive profit alert announcement is made after the Company's preliminary assessment of its draft unaudited consolidated management accounts as at 31 December 2009, which is subject to final detailed review or adjustment by the Company's auditors.

Since the Company is still in the process of compiling its unaudited financial statements for the year ended 31 December 2009, shareholders of the Company and potential investors are advised to review in detail the Company's results announcement for the year ended 31 December 2009, which is expected to be published in April 2010.

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 and Chief Executive Officer

Hong Kong, 7 March 2010

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