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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)

PRICE SENSITIVE INFORMATION AND RESUMPTION OF TRADING

The Company's joint venture company in Beijing which is engaged in properties development for sale is expected to launch the first phase sales in the first quarter of 2010. The total GFA of the whole property project is almost 250,000 sqm.

Reference is made to the announcement of China Aoyuan Property Group Limited (the "Company") dated 6 July 2009 (the "Announcement") and the Company's circular dated 14 September 2009. The Company cooperates with an independent third party to jointly develop the property project in Beijing.

The Company's joint venture company in Beijing ("Beijing JV") is expected to launch the first phase sales of residential units in the first quarter of 2010. The total GFA of this whole property project is about 250,000 sqm. This project will be launched for sales in phases. The total sale for the whole project is expected to be about RMB13 billion which is expected to be realized in the future three years. The first phase of the project is expected to be completed in or before the year of 2011. The total investment of the project is in the region of RMB5 billion which comprises of (i) the investment made and to be made by the Company and the joint venture partner; (ii) borrowings to be made by Beijing JV and (iii) reinvestment of sale proceeds from earlier phases. Whether the Beijing JV will be able to achieve the expected sales and complete the project on the targeted timetable will depend on a number of factors including but not limited to property market, PRC economy, property construction progress and relevant PRC approvals which are beyond the Company's control.

At this stage, the Company has no discussion with the joint venture partner on further acquisition or disposal of equity interest in Beijing JV.

RESUMPTION OF TRADING AND GENERAL

At the request of the Company, trading in the Shares on the Stock Exchange was suspended with effect from 9:36 a.m. on 26 January 2010 pending the release of this announcement. An application has been made by the Company to the Stock Exchange for the resumption of trading in the Shares with effect from 9:30 a.m. on 27 January 2010.

This announcement is made pursuant to Rule 13.09(1) of the Listing Rules.

The shareholders and potential investors of the Company are advised to exercise due caution 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, 26 January 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.