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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)

ANNOUNCEMENT
CHANGE IN INFORMATION OF A DIRECTOR

This announcement is made by the Company pursuant to Rule 13.51B(2) of the Listing Rules.

The Company has been notified by Mr. Leung, a non-executive Director, that (1) on 1 October 2010, the Receivers were purportedly appointed over all shares of Towona, of which Mr. Leung is a non-executive director; and (2) on 8 October 2010, a winding up proceeding application was filed against Xinda, of which Mr. Leung is a non-executive director, and accepted by the Intermediate People's Court of Nantong City, Jiangsu Province. A manager has been appointed according to the relevant PRC laws on 14 October 2010.

Neither Towona, Xinda, and/or any of their subsidiaries is related to the Company and its subsidiaries, or conducts any business with the Company or its subsidiaries.

This announcement is made by China Aoyuan Property Group Limited (the "**Company**") pursuant to Rules 13.51B(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

The Company has been notified by Mr. Leung Ping Chung, Hermann ("**Mr. Leung**"), a non-executive director (the "**Director**"), that the following events have occurred (the "**Events**"):

1. On 1 October 2010, joint and several receivers (the "**Receivers**") were purportedly appointed over all shares of Towona Mobile TV Media Group (China) Limited ("**Towona**"). Pursuant to an investment agreement between Towona and Cathay Capital Holdings LP ("**Cathay**"), Mr. Leung has been appointed by Cathay as the designated non-executive director since Towona's incorporation. Mr. Leung has no personal interest in Towona and has not been actively involved in its business operation. Towona was incorporated in the British Virgin Islands and is principally

engaged in advertising business in the PRC. It was alleged that Towona was indebted to and failed to pay Baring Private Equity Asia IV Holding (5) Limited (“**Baring**”) a due repayment under a convertible loan of US\$50,000,000 and a term loan of US\$15,000,000 extended to Towona by Baring on 30 January 2008 and 27 March 2009 respectively (the “**Loans**”) in September 2009. As a result, Baring exercised its contractual rights under the Loans to declare a default and appointed the Receivers over the collateral of the Loans on 1 October 2010. Baring claimed that the total amount owed by Towona to Baring is approximately US\$100,000,000 under the Loans. The shareholders of Towona are currently disputing the actions taken by Baring.

2. On 8 October 2010, the Intermediate People’s Court of Nantong City, Jiangsu Province (the “**Court**”) issued an adjudication that a winding up proceeding application (the “**Application**”) had been filed by China Eastern Asset Management Co. Ltd. (“**China Eastern**”) against Nantong Xinda Harbour & Warehouse Development Ltd. (i.e. 南通新大港儲開發有限公司) (“**Xinda**”) and the Court accepted the Application pursuant to the PRC Corporation Bankruptcy Act (i.e. 《中華人民共和國企業破產法》). On 14 October 2010, a manager (i.e. 管理人) has been appointed according to the relevant laws in the PRC. China Eastern claimed in the Application that Xinda owes a total amount of approximately RMB62,000,000. Xinda was incorporated in the PRC and principally operated as a port operator. Pursuant to an investment agreement between Xinda and Cathay, Mr. Leung has been appointed by Cathay as the designated non-executive director of Xinda since 2009. Mr. Leung has no personal interest in Xinda and has not been actively involved in its business operation. Xinda is in the process of negotiating with the manager for an amicable settlement in order to minimize the possible interruption to its business operation.

The Company has no reason to believe that any of the Events, either directly or indirectly, has any implication on any aspect of the operation and financial position of the Company or on Mr. Leung’s fitness and ability to continue to act as a non-executive Director.

Due to the fact that Mr. Leung, being a non-executive Director and is also a non-executive director for both Towona and Xinda, the occurrence of the Events falls under the events described in Rule 13.51(2)(1) of the Listing Rules. In compliance with the requirements under Rule 13.51B(2) of the Listing Rules, this announcement is made by the Company report the change of information to be disclosed by Mr. Leung pursuant to Rule 13.51(2)(1) of the Listing Rules.

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

Hong Kong, 5 November 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.