

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this document, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.*



**中國奧園地產集團股份有限公司**  
**China Aoyuan Property Group Limited**

*(Incorporated in Cayman Islands with limited liability)*

**(Stock code: 3883)**

**CLARIFICATION ANNOUNCEMENT**

Reference is made to the interim results announcement of China Aoyuan Property Group Limited (“Aoyuan”) or (the “Company”) dated 19 August 2010 in relation to the unaudited condensed consolidated results of the Company and its subsidiaries (collectively the “Group”) for the six months ended 30 June 2010 (the “Announcement”).

The board of directors of the Company (the “Board”) wishes to provide further information by adding the following to the Notes;

On page 10 of the Announcement,

**9. TRADE AND OTHER RECEIVABLES**

Normally the average credit period on sale of properties is 60 days. The following is an analysis of trade receivables presented based on the date of the properties delivered and sales is recognised:

	<b>30.6.2010</b>	31.12.2009
	<b>RMB'000</b>	RMB'000
	<b>(unaudited)</b>	(audited)
0–60 days	<b>38,575</b>	181,937
61–180 days	<b>34,313</b>	15,597
181 days–1 year	<b>3,147</b>	10,862
1–2 years	<b>1,947</b>	78,256
2–3 years	<b>1,970</b>	7,207
Over 3 years	<b>5,892</b>	709
	<b>85,844</b>	294,568

On page 11 of the Announcement,

## 10. TRADE AND OTHER PAYABLES

The following is an analysis of trade payables presented based on the invoice date:

	<b>30.6.2010</b>	31.12.2009
	<b>RMB'000</b>	<b>RMB'000</b>
	<b>(unaudited)</b>	<b>(audited)</b>
0–60 days	<b>165,210</b>	175,256
61–180 days	<b>119,751</b>	856,727
181 days–1 year	<b>475,904</b>	205,180
1–2 years	<b>83,340</b>	106,796
2–3 years	<b>66,077</b>	91,469
Over 3 years	<b>57,761</b>	23,126
	<b><u>968,043</u></b>	<b><u>1,458,554</u></b>

Save as disclosed above, all other contents of the Announcement remain unaffected and unchanged.

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

Hong Kong, 25 August 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. Ma Kwai Yuen, Mr. Song Xian Zhong and Mr. Tsui King Fai.*