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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 by China Aoyuan Property Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company and potential investors that based on the information currently available, the unaudited results of the Group for the year ended 31 December 2012 are expected to record a significant increase in net profit as compared to the same period for the year ended 31 December 2011. Based on information currently available, the profit increase is expected to be mainly attributable to the gain of the Company from the very substantial disposal as disclosed in the announcements dated 1 April 2012 and 27 September 2012 and the circular of the Company dated 24 April 2012. Information contained in this announcement is only based on the preliminary assessment on the unaudited management accounts of the Group and information currently available. The overall financial results of the Group for the year ended 31 December 2012 will be audited by the Company’s auditors and will be disclosed as and when the results of the Group for the year ended 31 December 2012 are announced.

Shareholders and potential investors of the Company are advised to read the audited final results announcement of the Group when it is published.

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

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

Hong Kong, 4 December 2012

As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Mr. Yang Zhong and, Ms. Xin Zhu; the non-executive directors of the Company are Mr. Wu Jie Si and Mr. Paul Steven Wolansky; and the independent non-executive directors of the Company are Mr. Ma Kwai Yuen, Mr. Song Xian Zhong, Mr. Tsui King Fai and Mr. Cheung Kwok Keung.

This announcement is prepared in both English and Chinese and in the event of inconsistency, the English text of this announcement shall prevail over the Chinese text.