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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
CONTRACT SALES PERFORMANCE
OF THE FIRST THREE MONTHS OF 2012

This announcement is voluntarily made pursuant to 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**”, together with its subsidiaries, the “**Group**”) is pleased to announce that, in the first three months of 2012, the Group achieved unaudited contract sales of approximately RMB905 million, representing an increase of approximately 44% over the same period last year, sales of commercial properties amount to approximately 42% of the total contract sales of the first three months of 2012 of the Company. The significant growth of the contract sales is attributable to the encouraging increase in the total area sold, the Group’s appropriate marketing strategies and the appropriateness of our products to current market’s demand.

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

Hong Kong, 18 April 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, Mr. Lam Kam Tong, Ms. Xin Zhu and Mr. Hu Da Wei; 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.