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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 pursuant to rule 13.09(1) of the Listing Rules.

The Board is pleased to announce that the Group's estimated unaudited consolidated net profit for the six months ended 30 June 2011 is expected to record a comparatively substantial growth as compared with that for the corresponding period in 2010.

The above expected substantial growth in relation to the unaudited consolidated net profit is based on the preliminary review on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2011, which is subject to final review by the Company's auditors.

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

This announcement is made pursuant to rule 13.09(1) of 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, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2011, it is expected that the Group's unaudited consolidated net profit for the six months ended 30 June 2011 will record a substantial growth as compared with that for the corresponding period in 2010. The significant profit growth is attributable to the increase in the average selling price and gross profit margin in the properties delivered.

This positive profit alert announcement is made after the Company's preliminary review on its draft unaudited consolidated management accounts for the six months ended 30 June 2011, which is subject to final detailed review or adjustment by the Company's auditors.

Since the Company is still in the process of compiling its unaudited financial statements for the six months ended 30 June 2011 under the review by the Company's auditors, shareholders of the Company and potential investors are advised to review in detail the Company's interim results announcement for the six months ended 30 June 2011, which is expected to be published in August 2011.

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, 25 July 2011

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.