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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)

VOLUNTARY ANNOUNCEMENT

UNAUDITED CONTRACTED SALES PERFORMANCE FOR OCTOBER 2016

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 October 2016, the Group achieved unaudited contracted sales of approximately RMB2,505 million in total, representing an increase of approximately 65.7% when compared to October 2015.

The above-mentioned unaudited figures are based on the summary of internal information of the Company, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or interim basis due to various uncertainties during the process of collection and collating of such sales information. As such, the above figures are provided for reference only.

Shareholders of the Company and potential investors are advised to exercise due care when dealing in the shares of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By order of the Board

China Aoyuan Property Group Limited

Guo Zi Wen

Chairman

Hong Kong, 2 November 2016

As at the date of this announcement, the executive directors of the Company are Mr. Guo Zi Wen, Mr. Guo Zi Ning, Ms. Zhong Ping and Mr. Ma Jun; the non-executive director of the Company is Mr. Yang Zhong, and the independent non-executive directors of the Company are Mr. Tsui King Fai, Mr. Cheung Kwok Keung and Mr. Hu Jiang.