



**CHINA AOYUAN PROPERTY GROUP LIMITED**  
中國奧園地產集團股份有限公司

*For Immediate Release*

**China Aoyuan Remarkable Quarterly Sales Jump  
Breaks Upward Adjusted Annual Target within 3 Months**

Hong Kong, 10 December 2009 – China Aoyuan Property Group Limited (China Aoyuan” or “the Group”, SEHK Stock Code: 3838), is pleased to announce that the Group has achieved remarkable property sales in the past 3 months. For the first 11 months, the contracted sales of China Aoyuan amounted to RMB2.4 billion, representing a 20% jump from its RMB2 billion annual target that was adjusted upward in August.

Mr. Guo Zi Wen, Chairman and CEO of China Aoyuan, said, “Thanks to the hard work of our colleagues, we have witnessed such amazing sales rush that helped the Group surpass its annual target by 20% in just 3 months. This encouraging sales also underscores the exponential growth of our country’s economy.”

Mr. Guo added, “In the past year, despite the huge financial crisis triggered by the collapse of Lehman Brothers, which rocked our world especially the U.S. economy, China Aoyuan has taken the opportunity to make lands acquisition in Beijing, Zhongshan and Shenyang, which will further our growth propelled by favorable government policies and the people’s insatiable demand for quality properties.”

China Aoyuan’s recent accelerated sales growth is attributable to the Group’s first property project in Chongqing, which generated a sales revenue of RMB1.3 billion in 2009. Being one of the Top 10 sellers in Chongqing for 9 months in the past 10 months, our property is by far the city’s No. 1 selling residential project this year. This property’s selling price has more than doubled since its launch, soaring from RMB3,300 per square meter in June 2008 to RMB7,600 per square meter, demonstrating the Group’s astounding strength in execution capabilities.

As the Chinese government policies focus on stimulating domestic consumption, the Group believes that it will boost the development of property market and in particular the growth of luxury real estate developers. Traditional wisdom believes that investment in quality properties is the best way to preserve wealth. Luxury real estate developments will be a focal point for the Group’s expansion in future.

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**About China Aoyuan Property Group Limited**

China Aoyuan is one of the leading property developers in Guangdong Province in China with integrated residential projects typically comprising of villas, townhouses, apartment buildings and public community facilities such as clubhouses and sports facilities. Leveraging on its strategic expansion to other PRC real estate markets, China Aoyuan's property footprints were gradually expanded to Jiangxi Province, Guangxi Province, Beijing, Chongqing city and Shenyang city in Liaoning Province.

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