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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)

US\$225,000,000 13.875% SENIOR NOTES DUE 2017
(STOCK CODE: 4583)

REDEMPTION OF PART OF NOTES

This announcement is made by the board (the “**Board**”) of directors of China Aoyuan Property Group Limited (the “**Company**”) pursuant to Rule 37.48(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Reference is made to the announcements of the Company dated 23 November 2012 and 29 January 2013 regarding the issue of 13.875% Senior Notes Due 2017 in the principal amount of US\$225,000,000 (the “**Notes**”) by the Company.

The Company hereby announces that on 23 November 2015, it redeemed an aggregate principal amount of US\$112,500,000 of the Notes (the “**Redeemed Notes**”), representing 50% of the outstanding principal amount of US\$225,000,000, at a redemption price equal to 106.93750% of the principal amount thereof together with all accrued and unpaid interest. The redemption of the Redeemed Notes was in accordance with the indenture constituting the Notes by way of the exercise by the Company of its optional redemption right. The board of directors of the Company considers that the redemption of the Redeemed Notes is in the ordinary course of business and does not materially impact the Company’s financial position.

At the date of this announcement, an aggregate of US\$112,500,000 Notes remained outstanding.

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

Hong Kong, 25 November 2015

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, Ms. Zhong Ping and Mr. Ma Jun; and the independent non-executive directors of the Company are Mr. Tsui King Fai, Mr. Cheung Kwok Keung and Mr. Hu Jiang.