



China Aoyuan Property Group Limited
中國奧園地產集團股份有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司)

(Stock Code 股份代號: 3883)

NOTIFICATION LETTER 通知信函

5 June 2013

Dear Non-registered holder ⁽¹⁾,

China Aoyuan Property Group Limited (the “Company”)

— Notice of publication of Circular — Scrip Dividend Distribution in relation to the Special Dividend (“Current Corporate Communication”)

The English and Chinese versions of the Company’s Current Corporate Communications are available on the Company’s website at www.aoyuan.com.cn and the HKExnews’s website at www.hkexnews.hk.

If you want to receive a printed version of the Current Corporate Communications, please complete the Request Form on the reverse side and return it to the Company c/o Computershare Hong Kong Investor Services Limited (the “Hong Kong Share Registrar”) by using the mailing label at the bottom of the Request Form (no need to affix a stamp if posted in Hong Kong; otherwise, please affix an appropriate stamp). The address of the Hong Kong Share Registrar is 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong. The Request Form may also be downloaded from the Company’s website at www.aoyuan.com.cn or the HKExnews’s website at www.hkexnews.hk.

Should you have any queries relating to any of the above matters, please call the Company’s telephone hotline at (852) 3622 2122 during business hours from 9:00 a.m. to 5:00 p.m. Monday to Friday, excluding public holidays or send an email to aoyuan.hk@aoyuangroup.com.

Yours faithfully,
For and on behalf of
China Aoyuan Property Group Limited
Leung Yau Wan John
Company Secretary

Note: (1) This letter is addressed to Non-registered holders (“Non-registered holder” means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications). If you have sold or transferred your shares in the Company, please disregard this letter and the Request Form on the reverse side.

各位非登記持有人⁽¹⁾：

中國奧園地產集團股份有限公司(「本公司」)

— 通函 — 有關特別股息之以股代息分派(「本次公司通訊文件」)之發佈通知

本公司的本次公司通訊文件的中、英文版本已上載於本公司網站(www.aoyuan.com.cn)及香港交易所披露易網站(www.hkexnews.hk)，歡迎瀏覽。

如閣下欲收取本次公司通訊文件之印刷本，請填妥在本函背面的申請表格，並使用隨附之郵寄標籤寄回本公司經香港中央證券登記有限公司(「香港證券登記處」)(如在香港投寄，毋須貼上郵票；否則，請貼上適當的郵票)。香港證券登記處地址為香港灣仔皇后大道東183號合和中心17M樓。申請表格亦可於本公司網站(www.aoyuan.com.cn)或香港交易所披露易網站(www.hkexnews.hk)內下載。

如對本函內容有任何疑問，請致電本公司電話熱線(852) 3622 2122，辦公時間為星期一至五(公眾假期除外)上午9時正至下午5時正或電郵至 aoyuan.hk@aoyuangroup.com。

代表
中國奧園地產集團股份有限公司
公司秘書
梁又穩
謹啟

2013年6月5日

附註：(1) 此函件乃向本公司之非登記持有人(“非登記持有人”指股份存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向本公司發出通知，希望收到公司通訊)發出。如果閣下已經出售或轉讓所持有之本公司股份，則無需理會本函件及所附申請表格。

Request Form 申請表格

To: **China Aoyuan Property Group Limited (the "Company")**
(Stock Code: 3883)
c/o Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre, 183 Queen's Road East,
Wanchai, Hong Kong

致: **中國奧園地產集團股份有限公司(「本公司」)**
(股份代號: 3883)
經香港中央證券登記有限公司
香港灣仔皇后大道東183號
合和中心17M樓

I/We would like to receive the Corporate Communications* of the Company ("Corporate Communications") in the manner as indicated below:

本人/我們希望以下列方式收取 貴公司之公司通訊文件*(「公司通訊文件」):

(Please mark **ONLY ONE (X)** of the following boxes)

(請從下列選擇中, 僅在其中一個空格內劃上「X」號)

- to receive the **printed English version** of all Corporate Communications **ONLY**; **OR**
僅收取公司通訊文件之英文印刷本; 或
- to receive the **printed Chinese version** of all Corporate Communications **ONLY**; **OR**
僅收取公司通訊文件之中文印刷本; 或
- to receive both **printed English and Chinese versions** of all Corporate Communications.
同時收取公司通訊文件之英文及中文印刷本。

Contact telephone number
聯絡電話號碼

Signature(s)
簽名

Notes 附註:

- Please complete all your details clearly.
請 閣下清楚填妥所有資料。
- This letter is addressed to Non-registered holders ("Non-registered holder" means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications).
此函件乃向本公司之非登記持有人("非登記持有人"指股份存放於中央結算及交收系統的人士或公司, 透過香港中央結算有限公司不時向本公司發出通知, 希望收到公司通訊)發出。
- Any form with more than one box marked(X), with no box marked(X), with no signature or otherwise incorrectly completed will be void.
如在本表格作出超過一項選擇、或未有作出選擇、或未有簽署、或在其他方面填寫不正確, 則本表格將會作廢。
- The above instruction will apply to the Corporate Communications to be sent to you until you notify to the Company c/o Computershare Hong Kong Investor Services Limited to the contrary or unless you have at anytime ceased to have holdings in the Company.
上述指示適用於發送予 閣下之所有公司通訊, 直至 閣下通知本公司之香港證券登記處香港中央證券登記有限公司另外之安排或任何時候停止持有本公司的股份。
- For the avoidance of doubt, we do not accept any other instruction given on this Request Form.
為免存疑, 任何在本申請表格上的額外指示, 本公司將不予處理。

* Corporate Communications includes but not limited to (a) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.
公司通訊文件包括但不限於: (a)董事會報告、年度財務報表連同核數師報告及如適用, 財務摘要報告; (b)中期報告及如適用, 中期摘要報告; (c)會議通告; (d)上市文件; (e)通函; 及(f)委任代表表格。

閣下寄回此申請表格時, 請將郵寄標籤剪貼於信封上。

如在本港投寄毋須貼上郵票。

Please cut the mailing label and stick this on the envelope
to return this Request Form to us.

No postage stamp necessary if posted in Hong Kong.

郵寄標籤 MAILING LABEL

香港中央證券登記有限公司
Computershare Hong Kong Investor Services Limited
簡便回郵號碼 Freepost No. 37
香港 Hong Kong