

Monthly Return of Equity Issuer on Movements in Securities

//05/2009
1

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	China Aoyuan Property Group Limited
Date Submitted	02/06/2009

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>3883</u> Descri	ption :		
	No. of ordinary shares	Par value <i>HK\$</i>	Authorised share capital <i>HK\$</i>
Balance at close of preceding month	100,000,000,000	0.01	1,000,000,000.00
Increase/(decrease)	0		0
Balance at close of the month	100,000,000,000	0.01	1,000,000,000.00
(2) Stock code : <u>N/A</u> Descri	ption :		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

2. Preference Shares

Stock code :	N/A	Description :		
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pr	eceding m	onth		
Increase/(decrease)				
Balance at close of the	e month			

3. Other Classes of Shares

Stock code :	N/A	Descrip	otion :		
			No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pre	ceding	nonth			
Increase/(decrease)					
Balance at close of the	month				

Total authorised share capital at the end of the month (HK\$): 1,000,000,000.00

II. Movements in Issued Share Capital

	No. of ordin	ary shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	2,252,500,000	N/A	N/A	N/A
Increase/ (decrease) during the month	0			
Balance at close of the month	2,252,500,000			

III. Details of Movements in Issued Share Capital

Share Options (unde	er Share Optior	n Schemes of the	e Issuer)			
Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and		Movement dur	ing the month		No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
class of shares issuable	Granted	Exercised	Cancelled	Lapsed		
1.For shareoption sinceadopted on13/09/2007OrdinaryShares	NIL	NIL	NIL	NIL	NIL	2,840,800
(Note 1)						
2.For share option since adopted on 18/07/2008 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	40,000,000
3.For shareoption sinceadopted on25/09/2008OrdinaryShares(Note 1)	NIL	NIL	NIL	NIL	NIL	10,000,000
4.For share option since adopted on 01/12/2008 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	6,000,000

For Ma	in Board	and G	GEM li	isted issuers
--------	----------	-------	--------	---------------

Total A. (Ordinary sh	ares)	NIL
(Preference sh	ares)	NIL
(Other of	class)	NIL
Total funds raised during the month from exercise of		
options (State currency) NI		_

I

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	during the	Nominal value at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1.					
(/ /) Stock code (if listed)					
Class of shares issuable (<i>Note 1</i>) Subscription price					
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
2.					
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date	· ·				
(if applicable) (dd/mm/yyyy) 3.	(/ /)				
(/ /) Stock code (if listed) Class of shares issuable (Note 1)	· ·				
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.	(/ /)				
(/ /) Stock code (if listed) Class of shares		<u> </u>			
issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
(dd/mm/yyyy)	Tota	(Prefere	nary shares) ence shares) Other class)	N/A N/A N/A	

For Main Board and GEM listed issuers

Convertibles (i.e. Convertible	into Shares of the I	ssuer which are to	be Listed)			a 155 ac 15
Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. Convertible Note	USD	60,000,000	-	60,000,000	-	89,868,462
Stock code (if listed) Class of shares issuable (<i>Note 1</i>)		s				
Subscription price	HKD5.20					
EGM approval date (if applicable) (dd/mm/yyyy))						
<u>2.</u>	_					
Stock code (if listed) Class of shares						
issuable (<i>Note 1</i>) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
3.						
Stock code (if listed)						
Class of shares issuable (<i>Note 1</i>) Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy) 4.	(/ /)					
Stock code (if listed) Class of shares issuable (<i>Note 1</i>)						
Subscription price EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)		Total C. (Ordin	nary shares)	N/A	
			(Prefere	ence shares)	N/A	-
			(Other class)	N/A	-

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

	No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant thereto
Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:	thereto	as at close of the month
1		
	-	
shares (Note 1)		
2.		
(/ /) shares (Note 1)		
3		
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

	Type of Issue	Issued Share Capital				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
			Class of shares issuable				
		At price. State	(<i>Note 1</i>) Issue and allotment	(/ /)		
1.	Rights issue	At price : State currency	date : (dd/mm/yyyy)				
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (<i>Note 1</i>)				
2.	Open offer	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (<i>Note 1</i>)				
3.	Placing	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /			
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	(/ /			
			EGM approval date: (dd/mm/yyyy)	(/ /)		

			F	For	Main	Boai	rd and GEM lis No. of new shares of	No. of new shares of
	Type of Issue						issuer issued during the month pursuant thereto	issuer which may be issued pursuant thereto as at close of the month
			Class of shares issuable (Note 1)					
5.	Scrip dividend	At price : State currency —	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares repurchased (<i>Note 1</i>)					
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares redeemed (<i>Note 1</i>)					
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)					
8.	Consideration issue	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

			For Main Board		
Type of Issue				shares of	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
		Class of shares issuabl (<i>Note 1</i>)	le		
Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares issuabl (Note 1)	le		
Other (Please specify)	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Total E	(Ordinary share	s) N/A	
			Preference share	s) N/A	- - -
	Other	Capital reorganisation Other At ming a State	Capital reorganisation Class of shares issuab (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Other (Please specify) At price : State currency Mathematical Class of shares issuab (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Total E.	Type of Issue Class of shares issuable	issuer issued during the month pursuant thereto Type of Issue Capital reorganisation Class of shares issuable (Note 1) Issue and allotment (///) EGM approval date: (///) (Mote 1) Subscription Class of shares issuable (Mote 1) EGM approval date: (///) (Mote 1) Issue and allotment (///) (Mote 1) EGM approval date: (///) (Mote 1) Issue and allotment (///) (Mote 1) EGM approval date: (///) (///) EGM approval date: (///)

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	N/A		
	(2)	N/A		
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	N/A			
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):	N/A			
(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)				

Remarks	(if	any):
---------	-----	-------

Submitted by: Lam Kam Tong
Title: Company Secretary
(Director, Secretary or other duly authorised officer)

Notes :

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. If there is insufficient space, please append the prescribed continuation sheet.