

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 31/08/2009						
To: Hong Kong Exchanges and Clearing Limited						
Name of Issuer	China A	oyuan Property Grou	ıp Limited	_		
Date Submitted	03/09/20	009				
I. Movements in Authorised Sh	ıare Capit	al				
1. Ordinary Shares						
(1) Stock code : <u>3883</u>	_Descrip	otion:				
		No. of ordinary shares	Par value <i>HK\$</i>	Authorised share capital <i>HK\$</i>		
Balance at close of preceding n	nonth	. 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 : N/A	_Descrip	otion:				
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding n	nonth					
Increase/(decrease)						
Balance at close of the month						

Stock code: N/A Descri	iption:		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month		<u> </u>	
3. Other Classes of Shares			
	•		
Stock code : N/A Descr	iption :		
Stock code : N/A Descr	No. of other classes of shares	Par value (State currency)	
Stock code: <u>N/A</u> Descr	No. of other	Par value (State	Authorised share capital
	No. of other	Par value (State	Authorised share capital

II. Movements in Issued Share Capital

	No. of ordina	ary shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	2,612,500,000	N/A	N/A	N/A
Increase/ (decrease) during the month	0		_	
Balance at close of the month	2,612,500,000			

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Share Options (und		n Schemes of the	: Issuer)			
Particulars of share	;				No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including EGM					the month pursuant	issued pursuant thereto
approval date		Movement during the month			thereto	as at close of the month
(dd/mm/yyyy) and					_	
class of shares	_					
issuable	Granted	Exercised	Cancelled	Lapsed		
1.For share	NIL	NIL	NIL	NIL	NIL	2,840,800
option since						
adopted on						•
13/09/2007						
Ordinary						
Shares						
(Note 1)						
(11010-1)						
2.For share	NIL	NIL	NIL	NIL	NIL	40,000,000
option since	IVIL	14777	NIL	IVIL	MIL	40,000,000
adopted on						
18/07/2008						
Ordinary						
Shares						
(Note 1)						
3.For share	NIL	NIL	NIL	NIL	NIL	10,000,000
option since						
adopted on						
25/09/2008						
Ordinary						
Shares						
(Note 1)		-				
(
4.For share	NIL	NIL	NIL	NIL	NIL	6,000,000
option since			2.22	- 122	1,122	0,000,000
adopted on						
01/12/2008						
Ordinary						
Shares						
(Note 1)						

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

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value a nominal close of value preceding month	during the	Nominal value at close of the month	shares of issuer issued during the month pursuant thereto	shares of issuer which may be issued pursuant thereto as at close of the month
1.	_				
	-				
(/ /) Stock code (if listed) Class of shares issuable (Note 1) 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.	(/ /)	-			
(/ /)		<u></u>	-		
0414- ((01:-4-4)					
Subscription price EGM approval date (if applicable)		•			
(dd/mm/yyyy)	(/ /)	-			
	Tota	l B. (Ordin	nary shares)	N/A	
		(T) (2	ence shares)	N/A	<u>-</u> '

Class and description		Amount at close of preceding 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)	3883					
Class of shares	0.11. 01				-	
issuable (Note 1)	Ordinary Shares HKD5.20	<u> </u>				
Subscription price EGM approval date	HKD3.20					
(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.						
	<u> </u>					
	<u>-</u>					
Stock code (if listed)		 				
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy) _	(/ /)					
<u> 4</u>						
						
Stock code (if listed)						<u></u>
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)	(
(dd/mm/yyyy)	(/ /)		Total C. (Ordin	ara charaa	N/A	
				ence shares)	N/A	
				Other class)	N/A	•

For Main Board and GEM listed issuers
Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:	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		
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
	1 ypc 01 13340		Class of shares issuable				
			(Note 1)				
1.	Rights issue	At price: State	_ Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
2.	Open offer	At price : State	_ Issue and allotment date: (dd/mm/yyyy)	(/ /)		
i			EGM approval date: (dd/mm/yyyy)	(/ /)		
				,			
			Class of shares issuable (Note 1)				
3.	Placing	At price : State currency	_ 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)	(/ /)		

			I	or Main	Boar	d and GEM lis	
	Type of Issue					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
	1300 01 13340						.
5.	Scrip dividend	At price: State currency ———	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /			
			Class of shares repurchased (Note 1)				
6.	Repurchase of shares		Cancellation date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares redeemed (Note 1)				
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 currency —	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

		For M	Main Board	d and GEM lis	ted issuers
	Type of Issue			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 (Note 1)			
9.	Capital reorganisation	Issue and allotment date: (dd/mm/yyyy)	/ /)		
		EGM approval date: (// (dd/mm/yyyy)	/ /) 	-	
		Class of shares issuable (Note 1)			
10.	Other (Please specify) At price: State currency	Issue and allotment date: (dd/mm/yyyy)	/ /)		
		EGM approval date: (dd/mm/yyyy)	/ /)		 .
		(Prefere	nary shares ence shares Other class	N/A	
To	otal increase / (decrease) in ordinary shares during t	the month (i.e. Total of A to E):	(1	· · · · · · · · · · · · · · · · · · ·	√A
			(2	2)1	V/A
To	tal increase / (decrease) in preference shares during	g the month (i.e. Total of A to E):		1	V/A
To	stal increase / (decrease) in other classes of shares of		V/A		

Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

For Main Board and GEM listed issuers

Remarks (if any):

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

State the class of shares (e.g. ordinary, preference or other).

If there is insufficient space, please append the prescribed continuation sheet.

1.

2.