

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 30/11/2009								
To: Hong Kong Exchanges an	d Clearing	g Limited						
Name of Issuer China Aoyuan Property Group Limited								
Date Submitted	04/12/20	09						
I. Movements in Authorised Sh	nare Capit	al						
1. Ordinary Shares				·				
(1) Stock code : 3883	Descrip	tion:						
		No. of ordinary shares	Par value <i>HK\$</i>	Authorised share capital <i>HK\$</i>				
Balance at close of preceding r	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	tion:						
·		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding r	nonth							
Increase/(decrease)								
Balance at close of the month								

1,000,000,000.00

2. Preference Shares		ŀ	or Main Board and GE
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			
3. Other Classes of Shares			
Stock code : N/A Descri	iption:		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			±-401
Increase/(decrease)			
Balance at close of the month			

Total authorised share capital at the end of the month (HK\$):

II. Movements in Issued Share Capital

	No. of ordinary 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)

Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and		Movement dur		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	2.777	1.007.600
1.For share option since adopted on 13/09/2007 Ordinary Shares	NIL	NIL	NIL	NIL	NIL	1,985,600
(Note 1)						
2.For share option since adopted on 18/07/2008 Ordinary Shares	NIL	NIL	NIL	NIL	NIL	40,000,000
(Note 1)						
3.For share option since adopted on 25/09/2008 Ordinary Shares (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 Main Board and GEM listed issuers

Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and		Movement d	luring 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				Lapsed		
issuable	Granted	Exercised	Cancelled	Lapseu		
5.For share option since adopted on 25/09/2009 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	900,000
			NIL NIL NIL			
Total funds raised du options (State curren	~	nth from exercise		Other class) NIL		

Description of warrants	nominal	Nominal valu	ď	exercised uring the	Nominal value at close of the	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
(Date of expiry - dd/mm/yyyy) 1.	value	preceding mo	nth	month	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	<u> </u>						
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)	(/ /)					
		т	otal B.	(Ordir	nary shares)	N/A	
		•	·	(Prefere	nce shares)	N/A	
				(0	Other class)	N/A	

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer issued issuer which may be issued during the month pursuant pursuant thereto as at Currency of Amount at close Amount at close of the Converted thereto amount of preceding during the close of the month Class and description outstanding month month month 1. Convertible Note 60,000,000 60,000,000 USD 89,868,462 Stock code (if listed) 3883 Class of shares issuable (Note 1) **Ordinary Shares** Subscription price HKD5.20 EGM approval date (if applicable) (dd/mm/yyyy)) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (//)Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy) Total C. (Ordinary shares) N/A (Preference 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)		
Shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Öther class)	N/A	
	<u> </u>	

	Type of Issue	i issued Snare Capitai				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)		`		
1.	Rights issue	At price : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable (Note 1)				
	0	At main State	Issue and allotment	(/ /)		
2.	Open offer	At price : State currency	date : (dd/mm/yyyy)				
			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)	<u></u>			
4.	Bonus issue		Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

	Time of Icon-		I	For Main Ì	Boar	d and GEM lis No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of
	Type of Issue						шолц
			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 (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)		_		11-24-24-44-1
8.	Consideration issue	At price : State currency —	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

	Type of Issue					and GEM lis No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of
			Class of shares issuab (Note 1)	ble	_		
9.	Capital reorganisation		Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
10.	Other	At maiga . State	Class of shares issuab				
	(Please specify)	At price: State currency	— Issue and allotment date : (dd/mm/yyyy)	(/ /			
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Total E.	(Ordinary sh (Preference sh (Other c	ares)	N/A	
						nv-	
To	otal increase / (decre	ease) in ordinary shares durir	ng the month (i.e. Total of A t	to E):	(1)	, 1	J/A
					(2)	' <u></u>	V/A
To	otal increase / (decre	ease) in preference shares du	ring the month (i.e. Total of A	A to E):		7	√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").)

N/A

For	Ma	in R	nard	and	CEM	lieted	issuers
LUI	IVI.A.	шр	varu	ани	OTIVI	HSICU	15500013

Remarks (if any):	
Submitted by: Lam Kam Tong	
Title: Company Secretary (Director, Secretary or other duly authorised officer)	
(Director, Secretary or other dury authorised officer)	
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Notes :	
AOIES.	

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

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

1.

2.