

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (ad/mm/yyyy): <u>31/12/2009</u>		
To: Hong Kong Exchanges and Clear	ring Limited		
Name of Issuer China	a Aoyuan Property Grou	up Limited	
Date Submitted 05/01	/2010		
I. Movements in Authorised Share Ca	apital		
1. Ordinary Shares	7.77		
(1) Stock code :3883Desc	cription:		
	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 : N/A Desc	cription:		
	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			

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			
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3. Other Classes of Shares	n		
3. Other Classes of Shares Stock code: N/A Descr	iption :		
	iption: No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	No. of other	Par value (State	Authorised share capital
Stock code : N/A Descr	No. of other	Par value (State	Authorised share capital

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	77.44				

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Particulars of share		denomes of the	, 133uc1)		No. of new shares	No. of new shares of
option scheme					of issuer issued	issuer which may be
including EGM approval date					during the month pursuant thereto	issued pursuant thereto as at close of the month
(dd/mm/yyyy) and		Movement de	uring the month		pursuant inereto	as at close of the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.For share	NIL	NIL	NIL	806,100	NIL	1,179,500
option since						
adopted on						
13/09/2007						
Ordinary						
Shares						
(Note 1)						
2.For share	NIL	NIL	NIL	20,000,000	NIL	20,000,000
option since						, ,
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						, ,
adopted on						
01/12/2008						
Ordinary						
Shares						
(Note 1)						

For Main Board and GEM listed issuers

Particulars of share option scheme including EGM approval date		Movement	during the mont	h	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
(dd/mm/yyyy) and class of shares issuable	Granted	Exercised	Cancelled	Lapsed	F • • • • • • • • • • • • • • • • • • •	
5.For share option since adopted on 25/09/2009 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	900,000
Total funds raised du	-		(inary shares) rence shares) (Other class) NIL	NIL NIL NIL	

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 (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)	. (/ /)				
				_	
(/ /) Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price					
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
	Total	`	nary shares)	N/A	-
		•	ence shares)	N/A	
		((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 during the may be issued pursuant month pursuant thereto as at Currency of Amount at close Converted Amount at thereto close of the amount of preceding during the close of the month Class and description outstanding month month month 1. Convertible Note USD 60,000,000 60,000,000 89,868,462 Stock code (if listed) 3883 Class of shares issuable (Note 1) **Ordinary Shares** HKD5.20 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) 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.		
2		
(/ /)		
shares (Note 1)		
3.		
(/ /) shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A N/A	
(Other class)	N/A	
	L	

Ot	ther Movements in	n Issued Share Capital	L. Van				
	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			<u></u>	
		Stato	(Note 1)	(١		
1.	Rights issue	At price: State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares issuable				
	a	State	(Note 1) 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)		_		-
4.	Bonus issue		Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		

								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 a close of the month
	1,00 0110000							
			Class of shares issuable (Note 1)	_				
5.	Scrip dividend	At price : State currency ——	Issue and allotment date: (dd/mm/yyyy)	(1 1)		
			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)	(/ /)		
			-Norm de					
		,	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 Main Boa	rd 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)	e		
9.	Capital reorganisation	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
į		EGM approval date: (dd/mm/yyyy)	(/ /)		
10.	Other (Please specify) At price : State currency	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy)	(/ /)		
l		EGM approval date: (dd/mm/yyyy)	(/ /)		
			Ordinary share reference share (Other class	es) N/A	
Тс	otal increase / (decrease) in ordinary shares during the	ne month (i.e. Total of A to	•		N/A N/A
То	otal increase / (decrease) in preference shares during	the month (i.e. Total of A t			V/A
То	otal increase / (decrease) in other classes of shares du	uring the month (i.e. Total o	of A to E):		N/A

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

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

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

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

Notes:

1.

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