

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm	/yyyy) :	31/07/2010						
To: Hong Kong Exchanges and Clearing Limited								
			•					
Name of Issuer China Aoyuan Property Group Limited								
Date Submitted	02/08/20	10						
I. Movements in Authorised Sh	are Capita	al						
1. Ordinary Shares								
(1) Stock code : 3883	_Descript	tion:						
		No. of ordinary shares	Par value <i>HK\$</i>	Authorised share capital <i>HK\$</i>				
Balance at close of preceding m	onth	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	_Descript	ion:						
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding m	onth							
Increase/(decrease)	-							
Balance at close of the month	_							

Stock code : N/A Desc	ription:		
	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			
3. Other Classes of Shares Stock code: N/A Description	ription :		
	ription: No. of other	Par value (State	Authorised share capital
Stock code: N/A Descri	ription: 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		_		

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Share Options (und		n Schemes of the	e Issuer)			
Particulars of share	;				No. of new shares	No. of new shares of
option scheme					of issuer issued	issuer which may be
including EGM					during the month	
approval date		Movement d	uring the month		pursuant thereto	as at close of the month
(dd/mm/yyyy) and		8				
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.For share	NIL	NIL	NIL	NIL	NIL	1,179,500
option since						
adopted on						
13/09/2007						
Ordinary						
Shares						
						
(Note 1)						
2.For share	NIL	NIL	NIL	NIL	NIL	20,000,000
option since	14332	1412	TULL	IVIL	14112	20,000,000
adopted on						
18/07/2008						•
Ordinary						
Shares						
(Note 1)						
3.For share	NIL	NIL	NIL	NIL	NIL	10,000,000
	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 (dd/mm/yyyy) and	Movement during 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		
5.For share option since adopted on 25/09/2009 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	900,000
6.For share option since adopted on 18/01/2010 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	32,000,000
Total funds raised du options (State curren			(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	Exercised during the month	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.					-
	. M-3				
(/ /) 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)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					
issuable (Note 1) Subscription price					
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
	Total	B. (Ordin	nary shares)	N/A	
		(Prefere	nce shares)	N/A	
		((Other class)	N/A	

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 (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy))	3883 Ordinary Shares HKD5.20					
2.						
Stock code (if listed) Class of shares issuable (Note 1) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy) 3.	(/ /)	<u> </u>				
	_ _ 					
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 issuable (Note 1) Subscription price EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)			nary shares) ence shares) Other class)	N/A N/A 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) (Other class)	N/A N/A	
(Office class)	11/13	

<u>O</u> 1	<u>ther Movements ir</u>	ı Issued Share Capital					
	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
			··				10.45.c
			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)	(/ /)		
į.							
			Class of shares issuable				
			(Note 1)				
2.	Open offer	At price : State currency	Issue and allotment 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)	(/ /)		
<i>.</i>			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)	(/ /)		
							<u> </u>

For Main Board and GEM listed issuers No. of new No. of new shares of shares of issuer issued issuer which during the may be month issued pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable (Note 1) At price : State currency -(//)Issue and allotment 5. Scrip dividend date: (dd/mm/yyyy) (//)EGM approval date: (dd/mm/yyyy) Class of shares repurchased (Note 1) (///Repurchase of Cancellation date: shares (dd/mm/yyyy) (//)EGM approval date: (dd/mm/yyyy) Class of shares redeemed (Note 1) Redemption of (/ /)Redemption date: shares (dd/mm/yyyy) (//)EGM approval date: (dd/mm/yyyy) Class of shares issuable (Note 1) (//)State Issue and allotment 8. Consideration issue At price: currency date: (dd/mm/yyyy) (//)EGM approval date: (dd/mm/yyyy)

r—			7	For Main Boar		
	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)			1 1
9.	Capital reorganisation		Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
	Haran Caral		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)	(/ /)		
				Ordinary shares eference shares (Other class	s) N/A	
						·
To	otal increase / (decre	ease) in ordinary shares during	g the month (i.e. Total of A to I	Ξ): (Ί	1)1	N/A
				(2	- <i>)</i>	V/A
To	otal increase / (decre	ease) in preference shares dur	ing the month (i.e. Total of A to	o E):	ľ	√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

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ror	iviain	Board	ana	CTEIVE	ustea	issuers

Remarks (if any):	
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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.