

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clea	ring Limited					
	a Aoyuan Property Grou 0/2010	p Limited				
I. Movements in Authorised Share Ca	apital					
1. Ordinary Shares						
(1) Stock code : <u>3883</u> Dese	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	100,000,000,000 0.01				
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						

30/09/2010

Stock code: N	Descr	iption:		
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preced	ding month			
Increase/(decrease)				
Balance at close of the m	onth			
3. Other Classes of Share	es			
3. Other Classes of Share Stock code : N		iption:		
		No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	/A Descr	No. of other	(State	•
Stock code: N	/A Descr	No. of other	(State	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		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	issued pursuant thereto
approval date		Movement di	uring the month	pursuant thereto	as at close of the month	
(dd/mm/yyyy) and						
class of shares	~ .		~			
issuable	Granted	Exercised	Cancelled	Lapsed		1 1=0 =00
1.For share	NIL	NIL	NIL	NIL	NIL	1,179,500
option since						
adopted on						
13/09/2007						
Ordinary						
Shares						
(<i>Note 1</i>)	_			-	_	
2.For share	NIL	NIL	NIL	NIL	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	1 (12	1,12	1112	1,12	1 (123	10,000,000
adopted on						
25/09/2008						
Ordinary						
Shares						
				-	- -	
(Note 1)						
4.For share	NIL	NIL	NIL	NIL	NIL	6,000,000
option since	11112	1111	14117	14112	11112	0,000,000
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 o	luring the mont	month No. of no of issue during the pursuan		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			
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 currer			(inary shares) rence shares) (Other class) NIL	NIL NIL NIL		

Warrants to Issue Shares of the Is	suer which are to be Listed					
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal v nominal close of value preceding	of du	xercised uring 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.	-					
-	-					
(/ /)						-
Stock code (if listed) Class of shares issuable (Note 1)						
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
2.	-					
(/ /)	<u> </u>					<u> </u>
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 (<i>Note 1</i>) Subscription price						
EGM approval date						
(if applicable)	(/ /)					
(dd/mm/yyyy) 4.	(/ /)					
1.	-					
	· - <u></u>					. <u></u>
(/ /)						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
	, , ,					
		Total B.		nary shares)	N/A	-
				ence shares) Other class)	N/A N/A	
			(•	Onici (1888)	1 V / FA	

Convertibles (i.e. Convertible i	nto Shares of the 1	Issuer which are to	be Listed)			
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.						
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.	(/ /) 					
Stock code (if listed)						
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)		Track C. (O. "	ann de se V	N/A	
			Total C. (Ordin (Prefere	nary shares) ence shares)	N/A 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.		
2.		
	-	
shares (Note 1)		
3.		
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

Other Movements in Issued Share Capital No. of new No. of new shares of shares of issuer issued issuer which may be during the 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 1. Rights issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (*Note 1*) At price : State currency (/ /) Issue and allotment Open offer date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (*Note 1*) (/ /) At price : State currency Issue and allotment 3. Placing date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (*Note 1*) (/ /) Issue and allotment Bonus issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy)

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 issued month pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) At price : State (//)Issue and allotment Scrip dividend currency 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) (/ /) 7. Redemption of Redemption date: shares (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 Board and GEM listed issuers No. of new No. of new shares of shares of issuer issued issuer which during the may be issued month pursuant pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) (/ /) 9. Capital Issue and allotment reorganisation date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) Class of shares issuable (*Note 1*) At price : State currency 10. Other (/ /) Issue and allotment (Please specify) date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (Ordinary shares) Total E. N/A (Preference shares) N/A (Other class) N/A N/A 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):

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	Λ	/Iai	in	R	nard	and	GFM	li.	sted	issuer	r

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.