

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and C	Clearing Limited		
	hina Aoyuan Property Grou 7/02/2011	up Limited	
I. Movements in Authorised Share	e Capital		
1. Ordinary Shares			
(1) Stock code :3883I	Description :		
	No. of ordinary shares	Par value <i>HK</i> \$	Authorised share capital <i>HK\$</i>
Balance at close of preceding mor	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 I	Description :		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding mor	nth		
Increase/(decrease)			
Balance at close of the month			

31/01/2011

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

Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and			uring 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		
(Note 1)	Grantea	Exercised	Cancened	Lupseu		
1.For share option since adopted on 18/07/2008 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	20,000,000
2.For share option since adopted on 25/09/2008 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	10,000,000
3.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	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		
4.For share option since adopted on 25/09/2009 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	900,000
5.For share option since adopted on 18/01/2010 Ordinary Shares	NIL	NIL	NIL	NIL	NIL	12,000,000
(Note 1) 6.For share option granted on 20/01/2011 Ordinary Shares	4,300,000	NIL	4,300,000	NIL	NIL	NIL
			(Pref	edinary shares) Ference shares) (Other class)	NIL NIL NIL	
Total funds raised du options (State currer		th from exercis	e of	NIL	<u></u>	

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.	<u>-</u>					
	-					
						<u> </u>
(/ /) 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.						
	.					
	<u> </u>					<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 (<i>Note 1</i>)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
		T . 1 D	(0.1:		NT/A	
		Total B.		nary shares) ence shares)	N/A N/A	
				Other class)	N/A	
			(11/11	

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.