

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : | 30/11/2012 |
|------------------------------------|------------|
| | |

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | China Aoyuan Property Group Limited |
|----------------|-------------------------------------|
| Date Submitted | 3/12/2012 |

I. Movements in Authorised Share Capital

| 1. Ordinary Shares | | | |
|-------------------------------------|------------------------|----------------------------------|---|
| (1) Stock code : <u>3883</u> Descri | ption : | | |
| | 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 : <u>N/A</u> Descri | ption : | | |
| | 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 | | | |

2. Preference Shares

| Stock code : | N/A | Description : | | |
|---------------------|-------------|--------------------------|----------------------------------|---|
| | | No. of preference 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 | | | |

3. Other Classes of Shares

| Stock code : | N/A | Description : | | |
|------------------------|------------|--------------------------------|----------------------------------|---|
| | | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of p | receding m | nth | <u> </u> | |
| Increase/(decrease) | | | - | |
| Balance at close of th | ne month | | | |

Total authorised share capital at the end of the month (*HK*\$): 1,000,000,000.00

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 | 2,615,500,000 | N/A | N/A | N/A | |
| Increase/ (decrease) during the month | 0 | | | | |
| Balance at close of the month | 2,615,500,000 | | | | |

III. Details of Movements in Issued Share Capital

(Note 1)

Share Options (under Share Option Schemes of the 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 pursuant thereto as at close of the month Movement during the month (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed (Note 1) 1.For share NIL NIL NIL NIL NIL NIL option since adopted on 01/12/2008 Ordinary Shares (Note 1) NIL NIL NIL NIL NIL NIL 2.For share option since adopted on 25/09/2009 Ordinary Shares (Note 1) NIL NIL NIL NIL NIL 3.For share 4,000,000 option since adopted on 18/01/2010 Ordinary Shares

| Particulars of share option scheme including EGM approval date | 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 |
|---|---------------------------|-----------------|-------------------------|---|---|--|
| (dd/mm/yyyy) and class of shares issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 4.For share option granted on 04/04/2011 Ordinary Shares (Note 1) | NIL | NIL | NIL | NIL | NIL | 4,300,000 |
| (Note 1) | | | | | | |
| (Note 1) | | | Total A. (Oro (Prefe | linary shares) erence shares) (Other class) | NIL NIL NIL | |
| Total funds raised du options (State currer | | h from exercise | of | | | |

| 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. | - | | | | |
| (/ /) Stock code (if listed) Class of shares issuable (Note 1) | | | | | |
| Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | |
| <u>2.</u> | | | | | |
| (/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>) 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) | (/ /) | | | | |
| (/ /) Stock code (if listed) Class of shares issuable (Note 1) | | | | | |
| Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | |
| | Tota | (Preferen | ary shares) nce shares) Other class) | N/A N/A N/A | |

For Main Board and GEM listed issuers

| Convertibles (i.e. Convertible in | nto Shares of the l | Issuer which are to | be Listed) | | | a 100 a e 10 |
|--|--------------------------------------|--|----------------------------------|------------------------------------|--|--|
| Class and description 1. | 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 |
| | | | | | | |
| Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price | | | | | | |
| EGM approval date (if applicable) | | | | | | |
| (dd/mm/yyyy)) | | | | | | |
| | | | | | | |
| Stock code (if listed) Class of shares issuable (<i>Note 1</i>) 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) | (/ /) | | | | | |
| <u>4.</u> | | | | | | |
| | | | | | | |
| | | | | | | |
| Stock code (if listed) Class of shares issuable (<i>Note 1</i>) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| | | | Total C. (Ordin | | N/A | - |
| | | | | ence shares) Other class) | 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)

| | No. of new shares of issuer issued during the month pursuant | No. of new shares of issuer which may be issued pursuant thereto |
|---|--|--|
| Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: | thereto | as at close of the month |
| 1 | - | |
| | - | |
| shares (Note 1) | - | |
| 2. | | |
| | | |
| | | |
| shares (Note 1) | | |
| 3 | | |
| | - | |
| | - | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A N/A | |
| (Other class) | N/A | |
| | | |

| | Type of Issue | Issued Share Capital | | | | 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) | | | | |
| 2. | Open offer | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/) | /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ , | /) | | |
| | | | | | | | |
| | | | Class of shares issuable (<i>Note 1</i>) | | | | |
| 3. | Placing | At price : State | Issue and allotment date : (dd/mm/yyyy) | (/ | /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/) | /) | | |
| | | | | | | | |
| | | | Class of shares issuable (<i>Note 1</i>) | | | | |
| 4. | Bonus issue | | Issue and allotment date : (dd/mm/yyyy) | (/) | /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ , | /) | | |
| | | | | | | | |
| | | | | | | | |

| Type of issue Class of shares issuable Class of shares issuable (///) S. Serip dividend At price : State Class of shares (///) ECM approval date: (///) (d/mm/yyy) ECM approval date: (d/mm/yyyy) ECM approval date: (d/mm/yyyy) ECM approval date: (d/mm/yyyy) ECM approval date: (d/mm/yyyy) ECM approval date: (d/mm/yyyy) | | Type of Issue | | F | <u>For Main</u> | Boar | d and GEM lis No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of |
|--|----|---------------------|------------------------------|------------------------------------|-----------------|------|---|----------------------|
| S. Scrip dividend At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) | | Type of issue | | | | | | |
| EGM approval date: (/ /) (dd/mm/yyyy) | 5. | Scrip dividend | At price : State currency | (Note 1) Issue and allotment | (/ / |) | | |
| 6. Repurchase of shares Cancellation date : (///) (d/mm/yyyy) EGM approval date: (///) EGM approval date: (///) (d/mm/yyyy) EGM approval date: (///) (//) (d/mm/yyyy) | | | | EGM approval date: | (/ / |) | | |
| shares $(dd/mm/yyyy)$ EGM approval date: $(//)$ $(dd/mm/yyyy)$ | | | | | | | | |
| Class of shares redeemed (Note 1) Redemption of shares Redemption date : (d/mm/yyyy) EGM approval date: (// /) gamma Redemption date : (// /) EGM approval date: (// /) EGM approval date: (// /) EGM approval date: | 6. | | | | (/ / |) | | |
| 7. Redemption of shares Redemption date : $(///)$ 8. Consideration issue At price : State currency Class of shares issuable (///) Issue and allotment date : $(d/mm/yyy)$ EGM approval date: $(///)$ Base State currency Issue and allotment date : $(d/mm/yyy)$ EGM approval date: $(///)$ | | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| 7. Redemption of shares Redemption date : $(///)$ 8. Consideration issue At price : State currency Class of shares issuable (///) Issue and allotment date : $(d/mm/yyy)$ EGM approval date: $(///)$ Base State currency Issue and allotment date : $(d/mm/yyy)$ EGM approval date: $(///)$ | | | | | | | | |
| shares (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (dd/mm/yyyy) | | | | | | | | |
| Bow approval date: (dd/mm/yyyy) (dd/mm/yyyy) | 7. | | | Redemption date : (dd/mm/yyyy) | (/ / |) | | |
| 8. Consideration issue At price : State currency — Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) | | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| 8. Consideration issue At price : State currency — Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) | | | | | | | | |
| a. Consideration issue At price : currency date : (dd/mm/yyyy) EGM approval date: (/ /) | | | | | | | | |
| EGM approval date. | 8. | Consideration issue | | | (/ / |) | | |
| | | | | | (/ / |) | | |
| | | | | | | | | |

| 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) | | | |
| Capital reorganisation | | Issue and allotment date : (dd/mm/yyyy) | (/ /) | | |
| | | EGM approval date: (dd/mm/yyyy) | (/ /) | | |
| | | | | | |
| | | Class of shares issuable (<i>Note 1</i>) | | | |
| Other (Please specify) | At price : State | Issue and allotment date : (dd/mm/yyyy) | (/ /) | | |
| | | EGM approval date: (dd/mm/yyyy) | (/ /) | | |
| | | | reference shares | s) N/A | |
| | Other | Capital reorganisation Other At price - State | Capital reorganisation Class of shares issuable (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Other (Please specify) At price : State currency Class of shares issuable (Note 1) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | Capital reorganisation Class of shares issuable (// /) Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (/ /) (/ /) (dd/mm/yyyy) EGM approval date: (/ /) Other (Please specify) At price : State currency EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /) Total E. (Ordinary shares (Preference shares | issuer issued during the month pursuant thereto Type of Issue Capital reorganisation Class of shares issuable |

| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): | | N/A | | |
|--|-----|-----|--|--|
| | (2) | N/A | | |
| Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): | N/A | | | |
| Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E): | N/A | | | |
| (These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").) | | | | |

| Remarks | (if | any) | : |
|---------|-----|------|---|
|---------|-----|------|---|

| Submitted by: Leung Yau Wan John |
|---|
| Submitted byLeting Tau wan John |
| |
| |
| |
| 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.