

## 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)			<b>a</b> 100 <b>a e</b> 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)	:
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Submitted by: Leung Yau Wan John
Submitted byLeting Tau wan John
Title: Company Secretary
(Director, Secretary or other duly authorised officer)
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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.