

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited							
	a Aoyuan Property Grou 2/2013	p Limited					
I. Movements in Authorised Share C	apital						
1. Ordinary Shares (1) Stock code: 3883 Des	cription :						
(1) Stock codeDes	No. of ordinary shares	Par value HK\$	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 : N/A Des	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							

31/1/2013

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	2,615,500,000	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

III. Details of Mo	III. Details of Movements in Issued Share Capital						
Share Options (und	er Share Option	Schemes of the	(Issuer)				
Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and class of shares	,		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	
issuable	Granted	Exercised	Cancelled	Lapsed			
(Note 1)							
1.For share 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	NIL	
3.For share option since adopted on 18/01/2010 Ordinary Shares (Note 1)	NIL	NIL	NIL	NIL	NIL	4,000,000	

For Main Board and GEM listed issuers

Particulars of share option scheme including EGM approval date		Movement d	luring 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 funds raised doptions (State currer		th from exercise	(Pref	rdinary shares) Terence shares) (Other class)	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.	<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: Leung Yau 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.