

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm/yyyy) : | 31/12/2016 |
|------------------------------------|------------|
|------------------------------------|------------|

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | China Aoyuan Property Group Limited |
|----------------|-------------------------------------|
| Date Submitted | 04/01/2017 |

I. Movements in Authorised Share Capital

| 1. Ordinary Shares | | | |
|--------------------------------------|---------------------------|----------------------------------|---|
| (1) Stock code : <u>3883</u> Descrip | 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 e (State currency) | Authorised share capital (State currency) |
| Balance at close of | preceding 1 | nonth | | |
| Increase/(decrease) | | | _ | |
| Balance at close of | the month | | | |

3. Other Classes of Shares

| Stock code : | N/A | Description : | | |
|------------------------|------------|-------------------------------|------------------------------------|---|
| | | No. of other classes of share | Par value (State s currency) | Authorised share capital (State currency) |
| Balance at close of pr | receding n | onth | | |
| Increase/(decrease) | | | | |
| Balance at close of th | e 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 ordir | nary shares | No of preference | No. of other classes |
|--|---------------|-------------|------------------|----------------------|
| | (1) | (2) | shares | of shares |
| Balance at close of preceding month | 2,700,887,354 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | (29,316,000) | | | |
| Balance at close of the month | 2,671,571,354 | | | |

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| Particulars of share option scheme | | | | | No. of new shares of issuer issued | No. of new shares of issuer which may be |
|------------------------------------|------------|------------|-----------------|--------|------------------------------------|--|
| including EGM | | | | | during the month | issued pursuant thereto |
| approval date | | Movement d | uring the month | | pursuant thereto | as at close of the month |
| (dd/mm/yyyy) and | | | | | | |
| class of shares issuable | Granted | Exercised | Cancelled | Lapsed | | |
| | Ofailted | LACICISCU | Califerned | Lapsed | | |
| (Note 1) | | | | | | |
| 1 5 1 | 10.000.000 | NUT | N 111 | N TTT | N TT | 10,000,000 |
| 1.For share | 10,000,000 | NIL | NIL | NIL | NIL | 10,000,000 |
| option since | | | | | | |
| adopted on | | | | | | |
| 15/01/2014 | | | | | | |
| Ordinary | | | | | | |
| Shares | | | | | | |
| (Note 1) | | | | | | |
| | | | | | | |

| 2. | | | |
|--------------------------------|------|------|------|
| | | | |
| Ordinary | | | |
| Ordinary Shares (Note 1) | | | |
| (Note 1) | | | |

| 3. | | | |
|--------------------------------|------|------|------|
| | | | |
| | | | |
| Ordinary Shares (Note 1) | | | |
| (Note 1) | | | |

| Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and | | Movement d | 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 | | |
| 4 | | | | | | |
| Ordinary Shares | | | | | | |
| (Note 1) | | | | | | |
| (Note 1) | | | | | | |
| (Note 1) | | | | dinary shares) erence shares) (Other class) | NIL NIL NIL | |
| Total funds raised du options (State currer | | h from exercise o | of | NIL | | |

| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal value close of preceding mo | du | xercised ring 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 |
|--|---------------------------------|---|----------|-------------------------------|---|--|--|
| <u> </u> | _ | | | | | | |
| | - | | | | | | |
| (/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable) | | | | | | | |
| (dd/mm/yyyy)2. | (/ / |) | | | | | |
| | | | | | | | |
| (/ /) 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 (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) | (/ / |) | | | | | |
| | | J | Fotal B. | | nary shares) | N/A | |
| | | | | | ence shares) Other class) | N/A N/A | |
| | | | | (| | 1 V/ <i>Г</i> 1 | |

For Main Board and GEM listed issuers

| Convertibles (i.e. Convertible i | nto Shares of the l | Issuer which are to | be Listed) | | | |
|---|--------------------------------------|--|----------------------------------|------------------------------------|--|--|
| 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)) | | | | | | |
| 2. | | | | | | |
| | | | | | | |
| ~ | | | | | | |
| 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) | (/ /) | | | | | |
| 4. | | | | | | |
| | | | | | | |
| | | | | | | |
| 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)

| Full particulars including EGM approval date (dd/mm/yyyy), | 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 |
|--|---|--|
| if applicable, and class of shares issuable: | | |
| 1. | | |
| | | |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| 2 | | |
| | | |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| 3 | - | |
| | | |
| | | |
| | - | |
| shares (Note 1) | | |
| Tetal D (Ordinary shares) | | |
| Total D. (Ordinary shares) | N/A N/A | |
| (Preference shares) | N/A N/A | |
| (Other class) | N/A | |
| | | |

| 1. | Rights issue | At price : State | Class of shares issuable (Note 1) | | | |
|-------------|--------------|------------------|---|-------|---|------|
| 1. | Rights issue | At price : State | (Note 1) | | | |
| 1. 1 | Rights issue | At price : State | T 1 1 1 1 | (/ / |) | |
| | | currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | |
| | | | | | | |
| | | | Class of shares issuable | | | |
| 2. | Open offer | At price : State | (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) | (/ / |) | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | |
| | | | | | | |
| | | | Class of shares issuable (Note 1) | | | |
| 3. 1 | Placing | At price : State | _ Issue and allotment date : (dd/mm/yyyy) | (/ / |) | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | |
| | | | | | | |
| | | | Class of shares issuable (Note 1) | | | |
| 4.] | Bonus issue | | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | |
| | | | | | | |

| | Type of Issue | | | | No. of new shares of issuer issued during the month pursuant thereto | ted issuers No. of new shares of issuer which may be issued pursuant thereto as at close of the month |
|----|----------------------|---|---|-------|--|--|
| 5. | Scrip dividend | At price : State currency ${per}$ share | Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) AGM approval date: (dd/mm/yyyy) | (/ / | | |
| 6. | Repurchase of shares | | Class of shares repurchased (<i>Note 1</i>) Cancellation date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | | |
| 7. | Redemption of shares | | Class of shares redeemed (<i>Note 1</i>) Redemption date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | | |
| 8. | Consideration issue | At price : State | Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | | |

| | | | | For Main Board | l and GEM lis | ted issuers |
|-----|---------------------------|------------------|--|---|--|---|
| | 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 issuab (Note 1) | ole | | |
| 9. | Capital reorganisation | | Issue and allotment date : (dd/mm/yyyy) | (/ /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ /) | | |
| | | | | | | |
| | | | Class of shares issuab (Note 1) | ble | | |
| 10. | Other (Please specify) | At price : State | - Issue and allotment date : (dd/mm/yyyy) | (/ /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ /) | | |
| | | | Total E. (| (Ordinary shares Preference shares (Other class | s) 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): | - | 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: Wong Chi Mei | |
|--|--|
| 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.