

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

## **Monthly Return of Equity Issuer on Movements in Securities**

To: Hong Kong Exchanges and	l Clearing	Limited		
_		yuan Property Grou	ıp Limited	
Date Submitted	03/03/20	09		
I. Movements in Authorised Sha	are Capita	al		
1. Ordinary Shares				
(1) Stock code : 3883	_Descript	tion :		_
		No. of ordinary shares	Par value <i>HK</i> \$	Authorised share capital <i>HK</i> \$
Balance at close of preceding m	onth	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	_Descript	tion:		
		No. of ordinary 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				

28/02/2009

Stock code :	N/A	Descript	ion:		
			No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of pa	receding 1	month _			
Increase/(decrease)		_			
Balance at close of th	ne month	_			
3. Other Classes of S	hares				
3. Other Classes of S  Stock code :	hares N/A	Descript	ion :		
		Descript	No. of other classes of shares	Par value (State currency)	
Stock code :	N/A	_ ^	No. of other	Par value (State	Authorised share capital
	N/A	_ ^	No. of other	Par value (State	Authorised share capital

## II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	No. of other classes	
	(1)	(2)	shares	of shares	
Balance at close of preceding month	2,252,500,000	N/A	N/A	N/A	
Increase/ (decrease) during the month	0				
Balance at close of the month	2,252,500,000				

## III. Details of Movements in Issued Share Capital

Share Options (und		Schemes of the	Issuer)			
Particulars of share					No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including EGM					the month pursuant	issued pursuant thereto
approval date		Movement dur	ring the month		thereto	as at close of the month
(dd/mm/yyyy) and					_	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		• 0.40.000
1.For share	NIL	NIL	NIL	710,200	NIL	2,840,800
option since						
adopted on						
13/09/2007						
Ordinary						
Shares						
( <i>Note 1</i> )						
2.For share	NIL	NIL	NIL	NIL	NIL	40,000,000
option since						.,,
adopted on						
18/07/2008						
Ordinary						
Shares						
(Note 1)		· <del></del>		-	<del>-</del>	-
(Note 1)						
3.For share	NIL	NIL	NIL	NIL	NIL	10,000,000
option since	TVILL	TVIL	TVILL	TVIE	TVIL	10,000,000
adopted on						
25/09/2008						
Ordinary						
Shares						
(Note 1)						
4 For abore	NIL	NIL	NIL	NIL	NIL	6 000 000
4.For share	NIL	NIL	NIL	NIL	NIL	6,000,000
option since						
adopted on						
01/12/2008						
Ordinary						
Shares		. <u></u>				
(Note 1)						

For Main Board and GEM listed issuers

Total A	(Ordinary shares) (Preference shares) (Other class)	NIL NIL NIL
Total funds raised during the month from exercise of options (State currency)	NIL	

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) 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)	( / / )				
	Tota	(Preferen	ary shares) nce shares) ther class)	N/A N/A N/A	

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

Class and description		Amount at close of preceding 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. Convertible Note	USD	60,000,000	-	60,000,000	-	89,868,462
Stock code (if listed)	3883					
Class of shares issuable ( <i>Note 1</i> )	Ordinary Share	·s				
Subscription price	HKD5.20	<u> </u>				
EGM approval date						
(if applicable) (dd/mm/yyyy))	_					
2.		<del></del>				
_ <del></del>						
G. 1. 1. ((CH. ).						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	( / / )					
3.		<del></del>				
	<del></del>					
Stock code (if listed)	<del></del>					
Class of shares		<del></del>				
issuable (Note 1)						
Subscription price		<u> </u>				
EGM approval date (if applicable)						
(dd/mm/yyyy)	( / / )					
4.						
	<u> </u>					
Stock code (if listed)	<del></del>					-
Class of shares		<del></del>				
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	( / / )					
			Total C. (Ordin		N/A	-
				ence shares) Other class)	N/A N/A	-
			(		11/71	-

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 thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
N/A	
N/A	
N/A	
	issuer issued during the month pursuant thereto  N/A N/A

	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
	Type of issue		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 (Note 1)				
3.	Placing	At price : State currency	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)	( / /	)		

For Main Board and GEM listed issuers

	Type of Issue				2000	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)				
5.	Scrip dividend	At price : State currency —	Issue and allotment date: (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares repurchased (Note 1)				
6.	Repurchase of shares		Cancellation date: (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares redeemed (Note 1)				
7.	Redemption of shares		Redemption date : (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 I	Board	and GEM lis	
	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)			
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	)		
		EGM approval date: ( / / (dd/mm/yyyy)	)		
		Class of shares issuable(Note 1)			
10.	Other (Please specify) At price : State currency	Issue and allotment ( / / date : (dd/mm/yyyy)	)		
		EGM approval date: ( / / (dd/mm/yyyy)	)		
		Total E. (Ordinary s (Preference s (Other	shares	s) N/A	<u> </u>
To	otal increase / (decrease) in ordinary shares during t	the month (i.e. Total of A to E):	(1		N/A
			(2		N/A
To	otal increase / (decrease) in preference shares during	g the month (i.e. Total of A to E):		]	N/A
To	otal increase / (decrease) in other classes of shares of	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").)

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For Main	Board a	na CiEJVI	listed	188Hers

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.