

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

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

To: Hong Kong Exchanges and Clearing Limited							
Name of Issuer  Date Submitted	ng Kong Building and aber 2011	d Loan Agenc	y Limited				
I. Movements in Authorised Sh	are Capit	al					
1. Ordinary Shares							
(1) Stock code : <u>00145</u>	_Descrip	otion:	HK BLDG	& LOAN			
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding month  Increase/(decrease)		30,000,000,000	HK\$0.10	HK\$3,000,000,000.00			
		0		0			
Balance at close of the month	30,000,000,000	HK\$0.10	HK\$3,000,000,000.00				
(2) Stock code :	Descrip	otion: <u></u>					
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)			
Balance at close of preceding n	nonth						
Increase/(decrease)							
Balance at close of the month							

30/11/2011

Stock code: Desc	ription:		
	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			
Stock code : Desc	ription:		
Stock code : Desc	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	No. of other	(State	
Stock code : Described Balance at close of preceding month  Increase/(decrease)	No. of other	(State	capital

## II. Movements in Issued Share Capital

	No. of ordin	ary shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	4,351,488,607			
Increase/ (decrease) during the month	60			
Balance at close of the month	4,351,488,667			

## III. Details of Movements in Issued Share Capital

Share Options (under Share Option 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 thereto as at close of the month Movement during the month (dd/mm/yyyy) and class of shares issuable Lapsed Granted Exercised Cancelled shares (*Note 1*) shares (Note 1) shares (*Note 1*) Total A. (Ordinary shares) (Preference shares) (Other class) Total funds raised during the month from exercise of options (State currency)

Warrants to Issue Shares of the Issuer which are to be Listed

Warrants to issue shares of the	issuci willell are t	o oc Listed					
Description of warrants (Date of expiry - dd/mm/yyyy)	nominal	Nominal value close of preceding mon	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
1. Non-listed Warrants	<u></u>						
(See Remark (1))	— HK\$	5,520,000.00		0	5,520,000.00	0	552,000,000
(21/06/2012)	ПКФ	3,320,000.00	<u>'</u> —		3,320,000.00		332,000,000
Stock code (if listed) Class of shares	N/A						
issuable (Note 1)	Ordin	_ ·					
	HK\$0.147 (subjec	t to adjustment)	<u> </u>				
EGM approval date (if applicable) (dd/mm/yyyy)	(28/05/2	2010)	_				
2.							
	<u></u>						
·							
( / / )							
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)	( / /	)					
<u> </u>	, ,	/					
		To	otal B.		nary shares)	0	-
					ence shares)	N/A	
				(	Other class)	N/A	

Convertibles (i.e. Convertible  Class and description		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. Convertible Bonds						
(See Remark (2))						
G. 1 1 ('C1' + 1)	HK\$	78,726.00	6.00	78,720.00	60	787,200
Stock code (if listed) Class of shares	N/A					
issuable (Note 1)	Ordinary					
Subscription price	HK\$0.10					
EGM approval date (if applicable)						
(dd/mm/yyyy))	( / /	)				
2.						
Stock code (if listed)			-			<u> </u>
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 ( <i>Note 1</i> ) Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	( / /	)				
4.						
						<u> </u>
Stock code (if listed)						
Class of shares issuable ( <i>Note 1</i> )						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	( / /	)				
				dinary shares)	60 N/A	-
			(Prefe	erence shares) (Other class)	N/A N/A	-
				(Outer class)_	1 N/ /1	-

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)

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
Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:		as at close of the month
1. Pursuant to the Sale and Purchase Agreement dated 23 February		
2011 (as amended), the Company will issue the Convertible Notes		
for an aggregate principal amount of HK\$1,650,000,000 upon		
completion of the Acquisition. Should the Conversion right		
attached to the Convertible Notes be exercised in full, a maximum		
of 10,312,500,000 Conversion Shares would be issued. Completion		
of the Acquisition is still conditional upon, among others, the		
fulfilment (or waiver, as the case may be) of the conditions		
precedent set out in the Sale and Purchase Agreement (as		
amended). (For details, please refer to the Circular dated		
31 May 2011 and Announcements dated 20 July 2011, 30		
September 2011 and 6 October 2011, respectively)		
EGM Approval Date: (24/06/2011)	<b>.</b>	10.212.500.000
Ordinary shares (Note 1)	NIL	10,312,500,000
2. Pursuant to the Sale and Purchase Agreement dated 23 February		
2011 (as amended), the Company will issue an aggregate of		
3,750,000,000 Consideration shares upon completion of the		
Acquisition. Completion of the Acquisition is still conditional		
Upon, among others, the fulfilment (or waiver, as the case may be)		
of the conditions precedent set out in the Sale and Purchase		
Agreement (as amended). (For details, please refer to the Circular		
dated 31 May 2011 and Announcements dated 20 July 2011, 30		
September 2011 and 6 October 2011, respectively)		
EGM Approval Date: (24/06/2011)		
Ordinary shares (Note 1)	NIL	3,750,000,000
2 N/A		
3. <u>N/A</u>		
	1	
( / / )	-	
shares (Note 1)	1	
Total D. (Ordinary shares)	0	
(Preference shares)	N/A	
(Other class)	N/A	

	ner Movements in Iss	and captur				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		10	1 1/1	ani Do	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer
	Type of Issue						
		Class of shares issuable (Note 1)	-				
	At price: State currency	Issue and allotment date : (dd/mm/yyyy)	(	/ /	)		
5.	Scrip dividend	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)	(	$\nearrow$			
		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
Type of Issue	No. of new shares of issuer issued during the month pursuant thereto as a thereto the month month with the shares of issued which may be shares of issued which may be shares of issued which may be shares of issued the month issued thereto as a close of the month issued the shares of issued which may be shares of issued the shares of issued which may be shares of issued which may be shares of issued the sh
	Class of shares issuable(Note 1)
9. Capital reorganisation	Issue and allotment ( / / ) date: (dd/mm/yyyy)  EGM approval date: ( / / )
	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 shares)  (Preference shares)  (Other class)
Total increase / (decrease) in ordinary shares duri	
	(2)

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").)

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Rem	arks	(11)	any)	•

(1) Pursuant to the Supplemental Warrant Placing Agreement entered into between the Company and the Placing Agent on
7 June 2010, 562,000,000 non-listed Warrants have been subscribed by the Placees at a warrant issue price of HK\$0.01
per Warrant. The Warrant entitling the holder thereof to subscribe for one ordinary share of the Company at an initial
warrant exercise price of HK\$0.147 per share (subject to adjustment) for a period of 24 months commencing from the
date of issue of the Warrants.
(2) For details, please refer to the Company's prospectus dated 15 April 2010 and announcement dated 5 May 2010 in
relation to the Open Offer of 562,500,000 Offer Shares at the Subscription Price on the basis of one Offer Share for
every four Shares held on the Record Date, with a further Option to subscribe for the Convertible Bonds with a
principal amount of equal or not more than 80% of the aggregate value of the Offer Share allotted to the subscriber (i.e.
the maximum number of the Conversion Shares is 449,999,997).
(3) Pursuant to the Second Placing Agreement entered into between the Company and the Placing Agent on 18 October
2011, the Company has conditionally agreed to place, through the Placing Agent on a best-effort basis, all of the
6,500,000,000 placing shares at the placing price of HK\$0.144 to HK\$0.160 per placing share, to not less than six
placees. For details, please refer to the Company's announcements dated 18 October 2011 and 30 November 2011,
respectively.
Submitted by: Tricor Tengis Limited
Title: Share Registrar
(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