

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

Monthly Return of Equity Issuer on Movements in Securities

| To: Hong Kong Exchanges and Clearing Limited | | | | | |
|--|---------------------|---------------------------------|----------------------------------|---|--|
| | The Hon 4 Januar | ng Kong Building and Sy 2012 | d Loan Agenc | y Limited | |
| I. Movements in Authorised Sha | 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 me | onth | 30,000,000,000 | HK\$0.10 | HK\$3,000,000,000.00 | |
| Increase/(decrease) | | 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: | | | |
| | | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) | |
| Balance at close of preceding me | onth | | | | |
| Increase/(decrease) | | | | | |
| Balance at close of the month | | | | | |

31/12/2011

| 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 ordina | ary shares | No of preference | No. of other classes | | |
|--|---------------|------------|------------------|----------------------|--|--|
| | (1) | (2) | shares | of shares | | |
| Balance at close of preceding month | 4,351,488,667 | | | | | |
| Increase/ (decrease) during the month | 0 | | | | | |
| 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 is | suci winch are to | o oc Listed | | | | | |
|--|---------------------------|--|--|-------------------------------|---|--|--|
| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal value close of preceding mor | 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 | = | | | | | | |
| (See Remark (1)) | - HK\$ | 5,520,000.0 | n | 0 | 5,520,000.00 | 0 | 552,000,000 |
| (21/06/2012) | | 3,320,000.0 | | | 3,320,000.00 | | 332,000,000 |
| Stock code (if listed) Class of shares | N/A | | | | | | |
| issuable (Note 1) | Ordin | _ · | | | | | |
| | K\$0.147 (subjec | t to adjustment | <u>) </u> | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (28/05/2 | 2010) | | | | | |
| 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) | (/ / |) | | | | | |
| | , | · | | | | | |
| | | T | otal B. | | nary shares) | 0 | |
| | | | | | ence shares) | N/A | |
| | | | | (| Other class) | N/A | • |

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new No. of new shares of shares of issuer issuer issued which may be issued pursuant during the thereto as at month Currency of Amount at close Converted Amount at pursuant close of the amount of preceding during the close of the thereto month Class and description outstanding month month month 1. Convertible Bonds (See Remark (2)) 78,720.00 78,720.00 787,200 Stock code (if listed) Class of shares issuable (Note 1) Ordinary Subscription price HK\$0.10 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)3. Stock code (if listed) Class of shares issuable (Note 1) 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) Total C. (Ordinary shares) (Preference shares) 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)

| 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 share issuer which may issued pursuant the as at close of the may as at close of the may issued pursuant the as at close of the may issued pursuant the as at close of the may issued pursuant the as at close of the may issued pursuant the as at close of the may issued pursuant the as at close of the may issued pursuant the may issue | be ereto |
| if applicable, and class of shares issuable: | | iontii |
| 1. Pursuant to the Sale and Purchase Agreement dated 23 Februa | | |
| 2011 (as amended), the Company will issue the Convertible N | | |
| for an aggregate principal amount of HK\$1,650,000,000 upor | | |
| completion of the Acquisition. Should the Conversion right | | |
| attached to the Convertible Notes be exercised in full, a maxim | | |
| of 10,312,500,000 Conversion Shares would be issued. Comp | letion | |
| 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) | | 0.0 |
| Ordinary shares (A | (ote 1) NIL 10,312,500,0 | 00 |
| 2. Pursuant to the Sale and Purchase Agreement dated 23 Februa | | |
| 2. Pursuant to the Sale and Purchase Agreement dated 23 February 2011 (as amended), the Company will issue an aggregate of | ıry | |
| 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 ma | (be) | |
| of the conditions precedent set out in the Sale and Purchase | -1 | |
| Agreement (as amended). (For details, please refer to the Circ | | |
| dated 31 May 2011 and Announcements dated 20 July 2011, September 2011 and 6 October 2011, respectively) | 50 | |
| September 2011 and 6 October 2011, respectively) | | |
| EGM Approval Date: (24/06) | 2011) | |
| Ordinary shares (A | | 00 |
| | | |
| 3. N/A | | |
| | | |
| | | |
| | | |
| shares (N | <u> </u> | |
| Total D. (Ordinary s | hares) 0 | |
| (Preference s | | |
| (Other | | |
| | <u> </u> | |
| | | |

| | 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

| | | | | For Main | Во | 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) | | _ | | |
| 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 | Board and GEM | |
|--|---|--|---|
| Type of Issue | | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of issue which may be issued pursuant thereto as at close of the month |
| 2)90 02 202 20 | 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: (/ / | | |
| | Total E. (Ordinary sh (Preference sh (Other c | ares) | - |
| | | | |
| Total increase / (decrease) in ordinary shares during th | ne month (i.e. Total of A to E): | (1) | 0 |
| | | (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").)

| Dame | 1 20 | (;f | anzz) | ٠. |
|------|-------------|------|-------|----|
| Rema | arks | (11) | ally) | ١. |

| (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