

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : <u>31 January 2010</u>

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Yuexiu Property Company Limited
Date Submitted	3 February 2010

I. Movements in Authorised Share Capital

1. Ordinary Shares					
(1) Stock code : <u>123</u> Descri	ption :	otion : Yuexiu Property			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding month	10,000,000,000	HK\$0.10	HK\$1,000,000,000.00		
Increase/(decrease)	N/A		N/A		
Balance at close of the month	10,000,000,000	HK\$0.10	HK\$1,000,000,000.00		
(2) Stock code : <u>N / A</u> Descri	ption :	N / A			
	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	Descripti	ion :	1	N / A
			No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of p	receding r	month _			
Increase/(decrease)		_		-	
Balance at close of th	ne month	-			
3. Other Classes of S	hares				
Stock code :	N / A	Descripti	ion :	Ν	N / A
			No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of p	receding r	month _			
Increase/(decrease)		-		-	
Balance at close of th	ne month				

Total authorised share capital at the end of the month *(State currency)* :

HK\$1,000,000,000.00

II. Movements in Issued Share Capital

	No. of ordina	ary shares	No of preference			
	(1)	(2)	shares	No. of other classes of shares		
Balance at close of preceding month	7,136,581,914	N / A	<u>N / A</u>	N / A		
Increase/ (decrease) during the month	550,000	N / A	N / A	N / A		
Balance at close of the month	7,137,131,914	N / A	<u>N/A</u>	N / A		

III. Details of Movements in Issued Share Capital

Particulars of share option scheme including EGM					No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant thereto
approval date		Movement duri	ng the month		thereto	as at close of the month
(dd/mm/yyyy) and -		Wovement duri	ing the month		-	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Employee						
Share Option						
Scheme						
Exercise price:						
HK\$0.41						
(26/06/2002)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	10,870,000
(Note 1)						
2. Employee Share Option Scheme Exercise price: HK\$0.54 (26/06/2002) Ordinary shares (Note 1)	NIL	NIL	NIL	NIL	NIL	7,000,000
3. Employee Share Option Scheme Exercise price: HK\$0.814 (26/06/2002)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	1,840,000
Ordinary shares (Note 1)	NIL	NIL	NIL	NIL	NIL	1,840,000

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		Movement duri	ing the month		thereto	as at close of the month
(dd/mm/yyyy) and -						
class of shares issuable	Granted	Exercised	Cancelled	Longod		
4. Employee	Granted	Exercised	Cancelled	Lapsed		
4. Employee Share Option						
Scheme						
Exercise price:						
HK\$0.846						
(26/06/2002)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	9,978,000
(Note 1)						
5. Employee						
Share Option						
Scheme						
Exercise price:						
HK\$0.63						
(26/06/2002)						
Ordinary shares	NIL	550,000	NIL	NIL	550,000	35,810,000
(Note 1)						
6. Employee						
Share Option						
Scheme						
Exercise price:						
HK\$1.556						
(26/06/2002)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	NIL
(Note 1)						
		To	otal A. (Ordin	ary shares)	550,000	
			(Prefere	nce shares)	N / A	
			((Other class)	N / A	
Total funds raised dur			HK\$346,5	500.00		
exercise of options (S	tate currency)					

Description of warrants (Date of expiry - dd/mm/yyyy) 1. N / A	Currency of Nominal value at nominal close of value preceding month	during the	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. N/A					
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 2. N / A	(/ /)	- - -			
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3 N / A	(/ / _)				
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Schemitting gring		 - -			
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. N / A	(/ /)	-			
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
	Te	(Prefei	inary shares) rence shares) (Other class)	N / A	

For Main Board and GEM listed issuers

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

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
<u>1. N/A</u>						
Stock code (if listed)						
Class of shares						
issuable (<i>Note 1</i>) Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))						
$\begin{array}{c} (dd/mm/yyyy)) \\ 2. N/A \end{array}$	(/ /)					
Stock code (if listed)	<u> </u>					
Class of shares						
issuable (<i>Note 1</i>) Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy) 3. N / A	(/ /)					
<u>3. N/A</u>						
Ctarlanda (iflictad)						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
	(/ /)					
4. N/A						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)		T 1 C (0 "			
			Total C. (Ordin (Prefere	nary shares)		
				Other class)		
			× ×	/		

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
Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:	linereto	as at close of the month
1. <u>N/A</u>	_	
	-	
(/ /)		
shares (Note 1)		
2. N/A		
	_	
	-	
3. <u>N/A</u>	_	
	_	
(/ /)	-	
shares (Note 1)		
Tetal D (Ordinary shares)		
Total D. (Ordinary shares) (Preference shares)		
(Other class)		

Other Movements in Issued Share Capital

I. Rights issue At price : State currency Class of shares issuable (Note 1)		Type of Issue	Issued Share Capital				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. Rights issue At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A 2. Open offer At price : State currency Class of shares issuable (Note 1)								
EGM approval date: $(//)$ EGM approval date: $(//)$ EGM approval date: $(//)$ Class of shares issuable (Note 1) N/A N/A EGM approval date: $(//)$ N/A N/A	1.	Rights issue		Issue and allotment	(/ /)	N / A	N / A
(Note 1) 2. Open offer At price : State currency (Note 1) Issue and allotment date : (dd/mm/yyyy) (//) N/A N/A EGM approval date: (//) (dd/mm/yyyy) (//) N/A N/A Class of shares issuable (//) N/A N/A Class of shares issuable (//) N/A N/A EGM approval date: (//) N/A N/A EGM approval date: (//) (dd/mm/yyyy) (//) N/A N/A EGM approval date: (//) (dd/mm/yyyy) (//) N/A N/A EGM approval date: (//) N/A N/A EGM approval date: (//) N/A N/A				EGM approval date:	(/ /)		
2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A 2. Open offer At price : Currency Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A 3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A 4. Bonus issue Class of shares issuable (Note 1) Issue and allotment (/ /) N / A N / A 4. Bonus issue Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A 4. Bonus issue Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A								
EGM approval date: (/ /) (dd/mm/yyyy)	2.	Open offer		Issue and allotment	(/ /)	N / A	N / A
3. Placing At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A Bonus issue At price : State currency Issue and allotment date : (dd/mm/yyyy) (/ /) N / A N / A At price : GM approval date: (dd/mm/yyyy) Issue and allotment (dd/mm/yyyy) (/ /) N / A N / A At price : GM approval date: (dd/mm/yyyy) Issue and allotment (date : (dd/mm/yyyy) (/ /) N / A N / A				EGM approval date:	(/ /)		
3. Placing At price : currency Inside and monormal date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (///) (dd/mm/yyyy) Class of shares issuable								
4. Bonus issue Class of shares issuable	3.	Placing	At price .		(/ /)	N / A	N / A
4. Bonus issue EGM approval date: (///) N/A N/A				EGM approval date: (dd/mm/yyyy)	(/ /)		
4. Bonus issue EGM approval date: (///) N/A N/A								
4. Bolius issue N/A N/A date : (dd/mm/yyyy) EGM approval date: (/ /)								
Eloni upprovar dato.	4.	Bonus issue			(/ /)	N / A	N / A
				EGM approval date: (dd/mm/yyyy)	(/ /)		

						No. of new shares of	No. of new shares of
	Type of Issue					issuer issued during the month pursuant thereto	
	1900 01 18800		G1 6.1				
			Class of shares issuable (<i>Note 1</i>)				
5.	Scrip dividend	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N / A	N/A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares repurchased (<i>Note 1</i>)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)	N / A	N / A
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			Class of shares redeemed (<i>Note 1</i>)				
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)	N / A	N / A
			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)	(/ /)	N / A	N / A
			EGM approval date: (dd/mm/yyyy)	(/ /)		

	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
9.	Capital reorganisation		Class of shares issual (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	ble(/ / (/ /	\mathbf{N} / \mathbf{A}	N / A
10.	Other (Please specify)	At price : State	Class of shares issual (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	ble (/ / (/ /	N/A	N / A
			Total E.	(Ordinary sha (Preference sha (Other cl	ures)	N / A N / A N / A

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	550,000		
	(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 an	y):	
	N/A	
Submitted by:	Mr Yu Tat Fung	
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.*