

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

# Monthly Return of Equity Issuer on Movements in Securities

| To: Hong Kong Exchanges and C       | Clearing Limited                          |                                  |   |  |  |
|-------------------------------------|---|----------------------------------|---|--|--|
|                                     | uexiu Property Company L<br>November 2010 | imited                           |   |  |  |
| I. Movements in Authorised Share    | e Capital                                 |                                  |   |  |  |
| 1. Ordinary Shares                  |   |                                  |   |  |  |
| (1) Stock code : <u>123</u> I       | Description :                             | Yuex                             | iu Property                               |  |  |
|                                     | No. of ordinary shares                    | Par value<br>(State<br>currency) | Authorised share capital (State currency) |  |  |
| Balance at close of preceding mor   | nth10,000,000,000                         | HK\$0.10                         | HK\$1,000,000,000.00                      |  |  |
| Increase/(decrease)                 | 10,000,000,000                            |                                  | HK\$1,000,000,000.00                      |  |  |
| Balance at close of the month       | 20,000,000,000*                           | HK\$0.10                         | HK\$2,000,000,000.00*                     |  |  |
| (2) Stock code : N/A I              | Description:                              | N/A                              |   |  |  |
|                                     | No. of ordinary shares                    | Par value<br>(State<br>currency) | Authorised share capital (State currency) |  |  |
| Balance at close of preceding month |   |                                  |   |  |  |
| Increase/(decrease)                 |   |                                  |   |  |  |
| Balance at close of the month       |   |                                  |   |  |  |

31 October 2010

HK\$2,000,000,000.00

| Stock code:         | N/A            | Description :                  | 1                                | N/A                                       |
|---------------------|----------------|--------------------------------|----------------------------------|---|
|                     |                | No. of preference shares       | Par value<br>(State<br>currency) | Authorised share capital (State currency) |
| Balance at close of | of preceding n | nonth                          |                                  |   |
| Increase/(decreas   | e)             |                                |                                  |   |
| Balance at close of | of the month   |                                |                                  |   |
| 3. Other Classes    | of Shares      |                                |                                  |   |
| Stock code:         | N/A            | Description :                  | 1                                | N/A                                       |
|                     |                | No. of other classes of shares | Par value<br>(State<br>currency) | Authorised share capital (State currency) |
|                     | of preceding n | nonth                          |                                  |   |
| Balance at close of |                |                                |                                  |   |

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

# 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      | 7,139,407,914 | N/A        | N/A              | N / A                          |
| Increase/ (decrease)<br>during the month | NIL           | N/A        | N/A              | N / A                          |
| Balance at close of the month            | 7,139,407,914 | N/A        | N/A              | N / A                          |

# III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| 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  | ng the month |        | thereto              | as at close of the month |
| (dd/mm/yyyy) and —       |              |                |              |        | _                    |                          |
| 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\$0.814                |              |                |              |        |                      |                          |
| (26/06/2002)             |              |                |              |        |                      |                          |
| Ordinary shares          | NIL          | NIL            | NIL          | NIL    | NIL                  | 1,840,000                |
| (Note 1)                 |              |                |              |        |                      |                          |
| 2 F                      |              |                |              |        |                      |                          |
| 3. Employee Share Option |              |                |              |        |                      |                          |
| Scheme                   |              |                |              |        |                      |                          |
|                          |              |                |              |        |                      |                          |
| Exercise price:          |              |                |              |        |                      |                          |
| HK\$0.846                |              |                |              |        |                      |                          |
| (26/06/2002)             |              |                |              |        |                      |                          |
| Ordinary shares          | NIL          | NIL            | NIL          | NIL    | NIL                  | 9,182,000                |
| (Note 1)                 |              |                |              |        |                      |                          |
|                          |              |                |              |        |                      |                          |

### III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| Particulars of share | *   |              | Issuer)       |              | 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 | ing the month |              | thereto              | as at close of the month |
| (dd/mm/yyyy) and —   |   | Wovement dar | ing the month |              |                      |                          |
| class of shares      |   |              |               |              |                      |                          |
| issuable             | Granted   | Exercised    | Cancelled     | Lapsed       |                      |                          |
| 4. Employee          |   |              |               |              |                      |                          |
| Share Option         |   |              |               |              |                      |                          |
| Scheme               |   |              |               |              |                      |                          |
| Exercise price:      |   |              |               |              |                      |                          |
| HK\$0.63             |   |              |               |              |                      |                          |
| (26/06/2002)         |   |              |               |              |                      |                          |
| Ordinary shares      | NIL   | NIL          | NIL           | NIL          | NIL                  | 35,450,000               |
| (Note 1)             | · · · · · · · · · · · · · · · · · · ·   |              |               |              | <u> </u>             |                          |
| 5. Employee          |   |              |               |              |                      |                          |
| Share Option         |   |              |               |              |                      |                          |
| Scheme               |   |              |               |              |                      |                          |
| Exercise price:      |   |              |               |              |                      |                          |
| (/)                  |   |              |               |              |                      |                          |
| Ordinary shares      | N/A   | N/A          | N/A           | N/A          | N/A                  | N/A                      |
| (Note 1)             |   |              |               |              |                      |                          |
| 6. Employee          |   |              |               |              |                      |                          |
| Share Option         |   |              |               |              |                      |                          |
| Scheme               |   |              |               |              |                      |                          |
| Exercise price:      |   |              |               |              |                      |                          |
| (/)                  |   |              |               |              |                      |                          |
| Ordinary shares      | N/A   | N/A          | N/A           | N/A          | N/A                  | N/A                      |
| (Note 1)             |   |              |               |              |                      | <u> </u>                 |
|                      |   | To           | otal A. (Ordi | nary shares) | N/A                  |                          |
|                      |   |              |               | ence shares) | N/A                  |                          |
|                      |   | •            | Other class)  | N / A        |                      |                          |
|                      | Total funds raised during the month from exercise of options (State currency) |              |               |              | A                    |                          |

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

| Description of warrants (Date of expiry - dd/mm/yyyy)                       | Currency of Nominal value at<br>nominal close of<br>value preceding month | during the        | Nominal value<br>at close of the<br>month | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>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 ( <i>Note 1</i> )                                  |   |                   |   |  |  |
| Subscription price  |   | <del>-</del><br>- |   |  |  |
| EGM approval date (if applicable)   |   |                   |   |  |  |
| (dd/mm/yyyy)  | ( / / )   | _                 |   |  |  |
| 3 N/A   |   |                   |   |  |  |
|   |   |                   |   |  |  |
| ( / / )   |   |                   |   |  |  |
| Stock code (if listed)  |   | _                 |   |  |  |
| Class of shares issuable ( <i>Note 1</i> )                                  |   |                   |   |  |  |
| Subscription price  |   | _                 |   |  |  |
| EGM approval date   |   | _                 |   |  |  |
| (if applicable)<br>(dd/mm/yyyy)   | ( / / )   |                   |   |  |  |
| 4. N/A  |   | <del>-</del>      |   |  |  |
|   |   |                   |   |  |  |
|   |   |                   |   |  |  |
| Stock code (if listed)  |   | _                 |   |  |  |
| Class of shares issuable ( <i>Note 1</i> )                                  |   |                   |   |  |  |
| Subscription price  |   | _                 |   |  |  |
| EGM approval date   |   | -                 |   |  |  |
| (if applicable)<br>(dd/mm/yyyy)   | ( / / )   |                   |   |  |  |
|   |   | <del>-</del>      |   |  |  |
|   | To  |                   | nary shares)                              | N/A<br>N/A   |  |
|   |   |                   | Other class)                              | N/A<br>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 issued issuer which during the may be issued month pursuant thereto as at pursuant Currency of Amount at close Converted Amount at thereto close of the of preceding during the close of the month amount Class and description outstanding month month month N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A3. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/AStock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) N/A(Preference shares) N/A(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: | thereto  | as at close of the month   |
| 1. <u>N/A</u>   |  |  |
|   |  |  |
| ( / / )   |  |  |
| shares (Note 1)   |  |  |
| 2. N/A  |  |  |
| 2. 14/14  |  |  |
|   |  |  |
|   |  |  |
| shares (Note 1)   |  |  |
| 3. N/A  |  |  |
|   |  |  |
|   |  |  |
| ( / / ) shares (Note 1)   |  |  |
| Shares (Note 1)   |  |  |
| Total D. (Ordinary shares)  | N/A  |  |
| (Preference shares)   | N/A  |  |
| (Other class)   | N/A  |  |
|   | I  |  |

|    | Type of Issue | Issued Snare Capital      |  |       |   | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|----|---------------|---------------------------|--|-------|---|--|---|
|    | <b>J</b> 1    |                           | Class of shares issuable                         |       |   |  |   |
| 1. | Rights issue  | At price : State currency | (Note 1)  Issue and allotment date: (dd/mm/yyyy) | ( / / | ) | N/A  | N/A   |
|    |               | currency                  | 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)          | ( / / | ) | N/A  | N/A   |
|    |               |                           | 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)          | ( / / | ) | N/A  | N/A   |
|    |               |                           | EGM approval date: (dd/mm/yyyy)                  | ( / / | ) |  |   |
|    |               |                           |  |       |   |  |   |
|    |               |                           | Class of shares issuable (Note 1)                |       |   |  |   |
| 4. | Bonus issue   |                           | Issue and allotment date : (dd/mm/yyyy)          | ( / / | ) | N/A  | N/A   |
|    |               |                           | EGM approval date: (dd/mm/yyyy)                  | ( / / | ) |  |   |
|    |               |                           |  |       |   |  |   |

### For Main Board and GEM listed issuers

|    | Type of Issue                                   |  |       |   | No. of new<br>shares of<br>issuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|----|---|--|-------|---|--|---|
|    | •   | Class of shares issuable                   |       |   |  |   |
| _  | Scrip dividend At price State                   | (Note 1)  Issue and allotment              | ( / / | ) | NY / A   | NY / A  |
| 5. | Scrip dividend At price : State currency        | date : (dd/mm/yyyy)                        |       |   | N/A  | N/A   |
|    |   | EGM approval date: (dd/mm/yyyy)            | ( / / | ) |  |   |
|    |   |  |       |   |  |   |
|    |   | Class of shares repurchased (Note 1)       |       |   |  |   |
| 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)            | ( / / | ) |  |   |
|    |   |  |       |   |  |   |

### For Main Board and GEM listed issuers

|     | Type of Issue  |   |         |         |        | No. of new<br>shares of<br>ssuer issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>shares of<br>issuer which<br>may be<br>issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|-----|--|---|---------|---------|--------|---|---|
|     | Type of issue  |   |         |         |        |   |   |
|     |  | Class of shares issuable (Note 1)       | le —    |         |        |   |   |
| 9.  | Capital reorganisation                                   | Issue and allotment date : (dd/mm/yyyy) | (       | / /     | )      | N/A   | N/A   |
|     |  | EGM approval date: (dd/mm/yyyy)         | (       | / /     | )      |   |   |
|     |  | Class of shares issuab                  | le      |         |        |   |   |
| 10  | Other At price State ——                                  | Issue and allotment                     | (       | / /     | )      |   |   |
| 10. | (Please specify) At price: State currency                | date : (dd/mm/yyyy)                     |         |         | ,      | N/A   | N/A   |
|     |  | EGM approval date: (dd/mm/yyyy)         | (       | / /     | )      |   |   |
|     |  |   |         |         | _      |   |   |
|     |  | Total E.                                | (Ordi   | nary s  | hares) | ) N   | I / A   |
|     |  | (1                                      | Prefer  | ence s  | hares  | ) N   | I / A   |
|     |  |   | (       | Other   | class  | ) N   | I/A   |
|     |  |   |         |         |        |   |   |
| То  | otal increase / (decrease) in ordinary shares during th  | e month (i.e. Total of A to             | o E):   |         | (1     | ) 1   | N / A   |
|     |  |   |         |         | (2     | ) 1   | N / A   |
| To  | otal increase / (decrease) in preference shares during   | the month (i.e. Total of A              | A to E) | :       |        | I   | N/A   |
| To  | otal increase / (decrease) in other classes of shares du | uring the month (i.e. Total             | l of A  | to E):  |        | -   | N/A   |
| (T  | hese figures should be the same as the relevant figur    | res under II above ("Mov                | ement   | s in Is | sued ! | Share Capita  | l").)   |

| Remarks (if any | y):   |
|-----------------|---|
| *According to   | the announcement dated 12 October 2010 of the Company, the authorised share     |
| capital were i  | increased from HK\$1,000,000,000 divided into 10,000,000,000 shares to          |
| HK\$2,000,00    | 00,000 divided into 20,000,000,000 shares by the creation of 10,000,000,000 new |
| shares          |   |
|                 |   |
|                 |   |
|                 |   |
|                 |   |
|                 |   |
|                 |   |
|                 |   |
|                 |   |
| 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.