

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 31 January 2011								
To: Hong Kong Exchanges and	Clearing L	imited						
Name of Issuer	Yuexiu Pro	perty Company L	imited					
Date Submitted	8 February	2011						
I. Movements in Authorised Share Capital								
1. Ordinary Shares								
(1) Stock code : 123	_Description	n:	Yuexi	u Property				
	1	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding m	onth	20,000,000,000	HK\$0.10	HK\$2,000,000,000.00				
Increase/(decrease)	_	NIL	-	NIL				
Balance at close of the month		20,000,000,000	HK\$0.10	HK\$2,000,000,000.00				
(2) Stock code : N/A	_Descriptio	on:	1	N / A				
]	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding m	Balance at close of preceding month							
Increase/(decrease)								
Balance at close of the month								

HK\$2,000,000,000.00

Stock code:	N/A	Description :	1	N/A
		No. of preference shares	Par value (State 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 (State 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	No. of ordinary shares		
	(1)	(2)	No of preference shares	No. of other classes of shares
Balance at close of preceding month	9,282,763,410	N/A	N/A	N/A
Increase/ (decrease) during the month	691,776	N/A	N/A	N/A
Balance at close of the month	9,283,455,186	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)		NT C 1 C	NT C 1 C
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	G . 1	E : 1	C 11 1	T 1		
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Employee						
Share Option						
Scheme						
Exercise price:						
HK\$0.395						
(26/06/2002)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	11,290,686
(Note 1)						
2. Employee Share Option Scheme Exercise price: HK\$0.784 (26/06/2002) Ordinary shares (Note 1)	NIL	NIL	NIL	NIL	NIL	1,703,471
3. Employee Share Option Scheme Exercise price: HK\$0.814 (26/06/2002) Ordinary shares (Note 1)	NIL	137,109	NIL_	NIL	137,109	8,903,748
(-1000 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 duri	ing the month		thereto	as at close of the month
(dd/mm/yyyy) and -					•	
class of shares	~ .		~			
issuable	Granted	Exercised	Cancelled	Lapsed		
4. Employee						
Share Option						
Scheme						
Exercise price:						
HK\$0.607						
(26/06/2002)						
Ordinary shares	NIL	554,667	NIL	NIL	554,667	35,438,424
(Note 1)						
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)						
(-1000 2)		To	otal A. (Ordi	nary shares)	691,776	
			· ·	ence shares)	N / A	
				Other class)	N/A	
Total funds raised during the month from exercise of options (State currency)				HK\$ 448		

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 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 (<i>Note 1</i>)					
Subscription price		- -			
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) (dd/mm/yyyy)	(/ /)				
4. N/A		-			
Stock code (if listed)		_			
Class of shares issuable (<i>Note 1</i>)					
Subscription price		_			
EGM approval date		-			
(if applicable) (dd/mm/yyyy)	(/ /)				
		-			
	To		nary shares)	N/A N/A	
			Other class)	N/A 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 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
	J 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 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				
_	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 shares of ssuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	19pc 01 155uc	Class of shares issuab	ıle			
		(Note 1)				
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares issuab (Note 1)	ele	_		
10.	Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	N/A	N/A
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				_		
		Total E.	(Ordinary sh	nares)	N	I / A
		(Preference sh	nares)	N	I / A
			(Other	class)	N	I/A
To	otal increase / (decrease) in ordinary shares during th	he month (i.e. Total of A.t.	o E).	(1)		91,776
1	wai increase, (decrease, in ordinary shares carring an	To month (no. 10th 0111)	.o <i>.</i>	(2)	•	N / A
To	otal increase / (decrease) in preference shares during	the month (i.e. Total of A	A to E);	(2)		N/A
	otal increase / (decrease) in other classes of shares du				•	N/A
	These figures should be the same as the relevant figur			sued S		

Remarks (if an	y):	
N/A		
Submitted by:	Mr Yu Tat Fung	
Buominica by.	in tu turi	•
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.