

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 28 February 2011						
To: Hong Kong Exchanges and	Clearing L	imited				
Name of Issuer	Yuexiu Pro	perty Company Li	imited			
Date Submitted 2	2 March 20	11				
I. Movements in Authorised Sha	re Capital					
1. Ordinary Shares						
(1) Stock code : 123	Descriptio	on:	Yuexi	u Property		
	1	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding mo	onth 2	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 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	9,283,455,186	N/A	N/A	N / A
Increase/ (decrease) during the month	0	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)			
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\$0.395						
(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	NIL	NIL	NIL	NIL	NIL	1,703,471
(Note 1)						
3. Employee						
Share Option						
Scheme						
Exercise price:						
HK\$0.814						
(26/06/2002)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	8,903,748
(Note 1)						
(11010-1)						

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Particulars of share		Schemes of the			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 -		TVIO VOINGIA GUIL	ing the month			
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
4. Employee						
Share Option						
Scheme						
Exercise price:						
HK\$0.607						
(26/06/2002)						
Ordinary shares	NIL	NIL	NIL	NIL	NIL	35,438,424
(Note 1)	IIIL	TTL	TVIL	IVIL	ML	33,430,424
(Ivoic I)						
5. Employee						
Share Option						
Scheme						
Exercise price:						
Exercise price:						
(/)	27/4	27/4	37/4	37/4	NY / A	27/4
Ordinary shares	N/A	N/A	N/A	N/A	N/A	N/A
(Note 1)						
6. Employee						
Share Option						
Scheme						
Exercise price:						
Exercise price.						
(/)						
Ordinary shares	N/A	N/A	N/A	N/A	N/A	N/A
(Note 1)		<u> </u>		-		· · · · · · · · · · · · · · · · · · ·
(11010 1)		To	otal A. (Ordin	nary shares)	N/A	
			·	ence shares)	N / A	
			`	Other class)	N/A	
Total funds raised duri	ing the month	ı from			21,722	
exercise of options (St			N/A			
or options (bt	carrency)					

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
	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 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.