

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended (dd/mm | /yyyy) : | 30 April 2013 | | | | | |
|--|--------------|---------------------------|----------------------------------|---|--|--|--|
| To: Hong Kong Exchanges and | d Clearing L | imited | | | | | |
| Name of Issuer | Yuexiu Proj | perty Company Li | mited | | | | |
| Date Submitted | 7 May 2013 | 3 | | | | | |
| I. Movements in Authorised Share Capital | | | | | | | |
| 1. Ordinary Shares | | | | | | | |
| (1) Stock code : 123 | _Descriptio | n: | Yuex | iu Property | | | |
| | 1 | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) | | | |
| Balance at close of preceding n | nonth 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 | n : | N / A | | | | |
| | 1 | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) | | | |
| Balance at close of preceding n | nonth | | | | | | |
| 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 e (State currency) | Authorised share capital (State currency) |
| Balance at close of | preceding r | month | | |
| Increase/(decrease) |) | | | |
| Balance at close of | the month | | | |
| 2. Other Classes of | FChamas | | | |
| 3. Other Classes of Stock code: | f Shares | Description : | 1 | N / A |
| | | Description :No. of other classes of shares | Par value (State | N / A Authorised share capital (State currency) |
| | N/A | No. of other classes of shares | Par value (State | Authorised share capital |

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 | 9,301,257,830 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | 4,506,287 | N/A | N/A | N/A |
| Balance at close of the month | 9,305,764,117 | N/A | N/A | N/A |

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 | ng the month | | thereto | as at close of the month |
| (dd/mm/yyyy) and — | | | | | | |
| class of shares | G . 1 | | G 11 1 | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. Employee | | | | | | |
| Share Option | | | | | | |
| Scheme | | | | | | |
| Exercise price: | | | | | | |
| HK\$0.395 | | | | | | |
| (26/06/2002) | | | | | | |
| Ordinary shares | NIL | 1,817,728 | NIL | 1,371,086 | 1,817,728 | - |
| (Note 1) | | | | | | |
| 2. Employee | | | | | | |
| Share Option | | | | | | |
| Scheme | | | | | | |
| Exercise price: | | | | | | |
| HK\$0.784 | | | | | | |
| (26/06/2002) | | | | | | |
| Ordinary shares | NIL | NIL | NIL | NIL | NIL | 1,142,572 |
| (Note 1) | | | | | | |
| 3. Employee | | | | | | |
| Share Option | | | | | | |
| Scheme | | | | | | |
| Exercise price: | | | | | | |
| HK\$0.814 | | | | | | |
| (26/06/2002) | | | | | | |
| Ordinary shares | NIL | 373,932 | NIL | 486,114 | 373,932 | 4,248,534 |
| (Note 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 duri | ng the month | | thereto | as at close of the month |
| (dd/mm/yyyy) and class of shares | | | | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 4. Employee | Granteu | Exercised | Canceneu | Lapseu | | |
| Share Option | | | | | | |
| Scheme | | | | | | |
| | | | | | | |
| Exercise price: | | | | | | |
| HK\$0.607 | | | | | | |
| (26/06/2002) | | | | | | |
| Ordinary shares | NIL | 2,314,627 | NIL | 1,312,918 | 2,314,627 | 13,881,266 |
| (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) | 11/11 | | 11/11 | | 11/11 | |
| 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) | | _ | | | | |
| | | To | | inary shares) | 4,506,287 | |
| | | | • | rence shares) | N/A | |
| | | | (| (Other class) | N/A | |
| Total funds raised dur exercise of options (S | | | | HK\$2,42 | 7,361.79 | |

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 | Exercised during 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. N/A | | | | | |
| | | | | | |
| 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 (<i>Note 1</i>) Subscription price | | | | | |
| EGM approval date (if applicable) | | | | | |
| (dd/mm/yyyy) 4. N / A | (/ /) | | | | |
| | • | | | | |
| (/ /) | . <u></u> - | | | | |
| Stock code (if listed) | | | | | |
| Class of shares issuable (Note 1) | | | | | |
| Subscription price EGM approval date | | | | | |
| (if applicable) | (/ /) | | | | |
| | To | tal B. (Ordi | inary shares) | N/A | |
| | 10 | , | rence shares) | N/A | |
| | | | (Other class) | | |

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: | lifereto | as at close of the month |
| 1. <u>N/A</u> | | |
| | | |
| (/ /) | | |
| shares (Note 1) | | |
| 2 N/A | | |
| 2. <u>N/A</u> | | |
| | | |
| | | |
| shares (Note 1) | | |
| 3. N/A | | |
| | | |
| | | |
| (/ /) shares (<i>Note 1</i>) | | |
| Shares (Note 1) | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A | |
| (Other class) | N/A | |
| | | |

| | 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 |
|----|---------------|---------------------------|--|-------|---|--|---|
| | | | Class of shares issuable | - | | | |
| 1. | Rights issue | At price : State currency | (Note 1) Issue and allotment date: (dd/mm/yyyy) | (/ / |) | N / A | N/A |
| | | | 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 | | | | |
| 3. | Placing | At price : State currency | (Note 1) Issue and allotment | (/ / |) | N / A | N/A |
| | Ü | currency | 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) | (/ / |) | 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 | | | i | 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 | le | | | |
| | | (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 issuable (Note 1) | le | _ | | |
| 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 sha | ares) | N | / A |
| | | | Preference sha | ares) | N | / A |
| | | | (Other c | lass) | N | / A |
| | | | | | | |
| То | otal increase / (decrease) in ordinary shares during the | ne month (i.e. Total of A to | o E): | (1) | 4,5 | 06,287 |
| | | | | (2) | 1 | N / A |
| To | otal increase / (decrease) in preference shares during | the month (i.e. Total of A | A to E): | | 1 | N/A |
| To | otal increase / (decrease) in other classes of shares du | uring the month (i.e. Tota | l of A to E): | | | N/A |
| (7 | These figures should be the same as the relevant figur | res under II above ("Mov | ements in Issi | ied S | Share Capital | !").) |

| Remarks (if an | y): | |
|----------------|--|--|
| N/A | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Cubmitted by | Ma Va Tot Fana | |
| 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.