

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 31/01/2012

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | Sino Harbour Property Group Limited | |
|----------------|-------------------------------------|--|
| Date Submitted | 1 February 2012 | |

I. Movements in Authorised Share Capital

| 1. Ordinary Shares |
|--------------------|
|--------------------|

| (1) Stock code : <u>1663</u> Descr | iption : Ordinary | shares | |
|-------------------------------------|------------------------|----------------------------------|---|
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | 4,500,000,000 | <u>HK\$0.01</u> | HK\$45,000,000 |
| Increase/(decrease) | - | | |
| Balance at close of the month | 4,500,000,000 | HK\$0.01 | HK\$45,000,000 |
| (2) Stock code : <u>N/A</u> Descr | iption : <u>N/A</u> | | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A | N/A | N/A |
| Increase/(decrease) | N/A | | <u>N/A</u> |
| Balance at close of the month | N/A | <u>N/A</u> | <u>N/A</u> |

2. Preference Shares

| Stock code : <u>N/A</u> Descr | ription : <u>N/A</u> | | |
|-------------------------------------|--------------------------|----------------------------------|---|
| | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A | N/A | N/A |
| Increase/(decrease) | N/A | | <u>N/A</u> |
| Balance at close of the month | N/A | N/A | N/A |

3. Other Classes of Shares

| Stock code : <u>N/A</u> Descr | ription : <u>N/A</u> | | |
|-------------------------------------|--------------------------------|----------------------------------|---|
| | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | N/A | N/A | N/A |
| Increase/(decrease) | N/A | | <u>N/A</u> |
| Balance at close of the month | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |

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

HK\$45,000,000

II. Movements in Issued Share Capital

| | No. of ore | linary shares | No of preference | No. of other classes | |
|--|---------------|---------------|------------------|----------------------|--|
| | (1) | (2) | shares | of shares | |
| Balance at close of preceding month | 1,200,000,000 | <u>N/A</u> | N/A | N/A | |
| Increase/ (decrease) during the month | <u> </u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | |
| Balance at close of the month | 1,200,000,000 | <u>N/A</u> | 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 - | | | 0 | | - | |
| class of shares | | | | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| X | | | | | | |
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| shares | | | | | | |
| (Note 1) | | | | | | |
| (Ivole I) | | | | | | |
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| shares | | | | | | |
| (Note 1) | | | | | | |
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| shares | | | | | | |
| (Note 1) | | T | | 1 | | |
| | | 10 | otal A. (Ordin | - | | |
| | | | | nce shares) | | |
| | | | | Other class) | N/A | |
| Total funds raised dur | | from exercise o | | | | |
| options (State currenc | y) | | N/A | | | |
| | | | | | | |

| 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 |
|--|---|----------------------------------|--|--|--|
| <u>X</u> | | | | | |
| <u> </u> | | | | | |
| (/) Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable) | | | | | |
| (dd/mm/yyyy) | (/ /) | | | | |
| <u>2.</u> | | | | | |
| <pre>(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)</pre> | | | | | |
| (dd/mm/yyyy) | (/ /) | | | | |
| 3. | \backslash | | | | |
| | | \backslash | | | |
| (/ /) Stock code (if listed) Class of shares issuable (Note 1) | | | | | |
| Subscription price | | | \backslash | | |
| (if applicable) | | | | | |
| (dd/mm/yyyy) | (/ /) | | \backslash | | |
| <u> </u> | | | | | |
| | | | | \longrightarrow | |
| (/ /) Stock code (if listed) Class of shares | | | | | |
| issuable (Note 1) | | | | | |
| Subscription price | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | |
| | Total | (Prefere | nary shares) <u>N/A</u> nce shares) <u>N/A</u> Other class) <u>N/A</u> | | |

| Convertibles (i.e. Convertible int | Channe of the I | | | For Main Board and GEM listed issuers | | |
|---|---|--|----------------------------------|---|--|--|
| Class and description | | 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>X</u> | _ | | | | | |
| | _ | | | | | |
| | _ | | | | | |
| Stock code (if listed) Class of shares | | | | | | |
| issuable (<i>Note</i> 1) Subscription price | | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy)) | | | | | | |
| 2. | $\langle \cdot , \cdot , \cdot \rangle$ | | | | | |
| | - \ | | | | | |
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| Stock code (if listed) | | <u></u> | | | | |
| Class of shares issuable (<i>Note 1</i>) | | \backslash | | | | |
| Subscription price | | \rightarrow | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| 3. | | \ | 、 、 | | | |
| | _ | | $\overline{\}$ | | | |
| | _ | | | | | |
| | <u> </u> | | \longrightarrow | | | |
| Stock code (if listed) Class of shares issuable (<i>Note 1</i>) | | | | | | |
| Subscription price | | | | \mathbf{i} | | |
| EGM approval date | | | | \sim | | |
| (if applicable) (dd/mm/yyyy) | (/ /) | | | | | |
| 4. | (/ /) | | | \sim | \ \ | |
| | _ | | | | \mathbf{i} | |
| | _ | | | | \sim | |
| | _ | | | | \sim | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | \backslash |
| Subscription price | | | | | | \backslash |
| EGM approval date | | | | | | |
| (if applicable) | | | | | | \sim |
| (dd/mm/yyyy) | (/ /) | | Fotol C (O-1) | nomu ahanaa) NI/ | \ \ | `` |
| | | | | nary shares) <u>N/A</u> ence shares) N/A | | |
| | | | | Other class) N/A | | |
| | | | | | - | |

| Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable: | 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. (/ /) shares (Note 1) | | |
| 2. | | |
| 3 | | |
| shares (Note 1) Total D. (Ordinary shares) (Preference shares) (Other class) | N/A N/A N/A | |
| (Other class) | | |

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

| Oth | ner Movements in | Issued Share Capital | | | | No. of new shares of | No. of new shares of |
|-----|------------------|------------------------------|---|-------|---|---|---|
| | | | | | | issuer issued during the month pursuant thereto | may be issued pursuant thereto as at close of the |
| | Type of Issue | | | | | | month |
| | | | Class of shares issuable (<i>Note 1</i>) | | | | |
| 1. | Rights issue | At price : State | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | <u>N/A</u> | <u>N/A</u> |
| | | | Class of shares issuable | | | | |
| | | Stat. | (Note 1) | (/ / |) | | |
| 2. | Open offer | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | (dd/mil/yyyy) | | | <u>N/A</u> | N/A |
| | | | Class of shares issuable (<i>Note 1</i>) | | | | |
| 3. | Placing | At price : State | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | <u>N/A</u> | <u>N/A</u> |
| | | | Class of shares issuable (<i>Note 1</i>) | | | | |
| 4. | Bonus issue | | (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | <u>N/A</u> | <u>N/A</u> |

| | Type of Issue | | <u>F</u> | For Ma | in Boa | rd and GEM lis No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of |
|----|----------------------|------------------------------|--|--------|--------|--|----------------------|
| | | | | | | | |
| | | | Class of shares issuable (Note 1) | | | | |
| 5. | Scrip dividend | At price : State currency | Issue and allotment date : (dd/mm/yyyy) | (/ . | /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ . | /) | <u>N/A</u> | N/A |
| | | | Class of shares | | | | |
| 6. | Repurchase of | | repurchased (Note 1) | (/ . | /) | | |
| 0. | shares | | Cancellation date : (dd/mm/yyyy) | () | , | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ . | /) | N/A | <u>N/A</u> |
| | | | | | | | |
| | | | Class of shares redeemed (<i>Note 1</i>) | | | | |
| 7. | Redemption of shares | | Redemption date : (dd/mm/yyyy) | (/ . | /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ . | /) | N/A | N/A |
| | | | | | | 1.771 | 10/1 |
| | | | Class of shares issuable (Note 1) | | | | |
| 8. | Consideration issue | At price : State | Issue and allotment date : (dd/mm/yyyy) | (/ . | /) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ . | /) | N/A | N/A |
| | | | | | | | |

| | | For Main Board and GEM listed issuers | | | | |
|----------|-------------------------|---------------------------------------|---|----------------|---------------------|------------------------|
| | | | | | No. of new | No. of new |
| | | | | | shares of | shares of |
| | | | | | | issuer which |
| | | | | | during the | may be |
| | | | | | month | issued |
| | | | | | pursuant thereto | pursuant thereto as at |
| | | | | | liereto | close of the |
| | Type of Issue | | | | | month |
| | Type of Issue | | | | | month |
| | | | Class of shares issuable | | | |
| | | | (Note 1) | | | |
| | | | (1000 1) | | | |
| 9. | Capital | | Issue and allotment | (/ /) | | |
| | reorganisation | | date : (dd/mm/yyyy) | | | |
| | | | | (/ /) | | |
| | | | EGM approval date: | (/ /) | | |
| | | | (dd/mm/yyyy) | | N/A | N/A |
| | | | | | 10/1 | 10/1 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | Class of shares issuable | | | |
| | | | (Note 1) | | | |
| 10 | Other | At main State | | | | |
| 10. | (Please specify) | At price : State | Issue and allotment | (/ /) | | |
| | | 2 | date : (dd/mm/yyyy) | | | |
| | | | EGM approval date: | (//) | | |
| | | | (dd/mm/yyyy) | | N/A | N/A |
| | | | | | 11/12 | 1 1/12 |
| <u> </u> | | | Total E. (0 | Ordinary share | s) N/A | |
| | (Preference shares) N/A | | | | | - |
| | (Other class) N/A | | | | | |
| | | | | (Other clus | <u></u> | - |
| | | | | | | |

| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): | (1) | N/A | | | |
|--|-----|-----|--|--|--|
| | (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").) | | | | | |

| Submitted by: <u>SIU Ho Fai</u> | | | | |
|--|--|--|--|--|
| 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.