

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 30/11/2014

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Sino Harbour Property Group Limited
Date Submitted	1 Dec 2014

I. Movements in Authorised Share Capital

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

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 ordinary 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>	<u>N/A</u>	<u>N/A</u>	
Increase/ (decrease) during the month	<u> </u>	N/A	<u>N/A</u>	<u>N/A</u>	
Balance at close of the month	1,200,000,000	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	

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 -			8		-	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
X						
shares						
(Note 1)						
(Ivole I)						
2						
2.						
			\sim			
(/ /)						
shares						
(Note 1)						
3.						
shares						
(Note 1)		т		1 \	N T/ A	
		10	otal A. (Ordin	-		
				nce shares)		
			(0	Other class)	<u>N/A</u>	
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> </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>	\backslash				
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date					
(if applicable) (dd/mm/yyyy)	(//)				
<u>3.</u>					
		\rightarrow			
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)					
Subscription price					
EGM approval date (if applicable)					
(dd/mm/yyyy)	(/ /)		\backslash	`	
				\backslash	
(/ /)				\rightarrow	
Stock code (if listed) Class of shares					
issuable (<i>Note 1</i>) Subscription price					\backslash
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
(,	Total	(Prefere	ary shares) <u>N/A</u> nce shares) <u>N/A</u> Other class) <u>N/A</u>		

Convertibles (i.e. Convertible int	c Shares of the I	an which are to		For Main Board	and GEM liste	d 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 (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy))	(/ /)					
2.						
	-					
	_ \					
Stock code (if listed)		<u></u>				
Class of shares issuable (<i>Note 1</i>)		\backslash				
Subscription price		\rightarrow				
EGM approval date		— 🔪				
(if applicable)		\backslash				
(dd/mm/yyyy)	(/ /)					
3.	_					
	_		\mathbf{i}			
	_		\sim			
Stock code (if listed)	<u> </u>					
Class of shares			\sim	`		
issuable (Note 1)				\backslash		
Subscription price						
EGM approval date				\backslash		
(if applicable) (dd/mm/yyyy)	(/ /)			\sim		
4.						
	_				\mathbf{i}	
	_				\sim	
	_				\sim	
Stock code (if listed)						
Class of shares						\backslash
issuable (<i>Note 1</i>) Subscription price						
EGM approval date						
(if applicable)						\backslash
(dd/mm/yyyy)	(/ /)					×
		,		nary shares) <u>N/A</u>		_
				ence shares) $\frac{N/A}{N}$		-
			(Other class) N/A	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
(/ /) shares (<i>Note</i> 1)	-	
2.		
	-	
(/ /) shares (Note 1)		
3		
(/ /)	-	
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares) (Other class)	N/A N/A	

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	her Movements in	Issued Share Capital				No. of new shares of	No. of new shares of
						issuer issued during the month pursuant thereto	
	Type of Issue						monui
			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>	N/A
			Class of shares issuable				
			(Note 1)				
2.	Open offer	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>)				
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				
4.	Bonus issue		(<i>Note 1</i>) Issue and allotment	(/ /)		
			date : (dd/mm/yyyy) EGM approval date:	(/ /)		
			(dd/mm/yyyy)			N/A	N/A

	Type of Issue		F	For Mai	in Boar	rd and GEM liss 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)	(/ /	′)	N/A	<u>N/A</u>
			Class of shares repurchased (<i>Note 1</i>)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /	′)	<u>N/A</u>	N/A
			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
			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	<u>N/A</u>

			F	For Main Boar	d and GEM lis	sted 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					montin
			Class of shares issuable			
			(Note 1)			
			(10010-1)			
9.	Capital		Issue and allotment	(/ /)		
	reorganisation		date : (dd/mm/yyyy)			
				(/ /)		
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)		N/A	N/A
			Class of shares issuable			
			(Note 1)			
10	Other	At mains State	(1.0.00 -)			
10.	(Please specify)	At price : State	 Issue and allotment 	(/ /)		
	(I lease speeny)	cultency	date : (dd/mm/yyyy)			
				(//)		
			EGM approval date: (dd/mm/yyyy)	(' ')	N/A	N/A
			(dd/mm/yyyy)			
-			Tetal E //		-) NI/A	
				Ordinary share		-
			(Pre	eference share		-
				(Other class	8) <u>1N/A</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").)			

Remarks	(if	any)):
---------	-----	------	----

Submitted by: <u>SIU Ho Fai</u>
Title: <u>Company Secretary</u>
(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.