

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Cleari	ng Limited		
	arbour Property Groumber 2011	p Limited	
I. Movements in Authorised Share Cap	vital		
1. Ordinary Shares			
(1) Stock code: 1663 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	HK\$0.01	HK\$45,000,000
Increase/(decrease)	<u>-</u>		<u>-</u>
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: N/A		
	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	N/A	<u>N/A</u>

30/11/2011

2. Preference Shares			For Main Board and GE	
Stock code: <u>N/A</u> Descr	ription: N/A			
	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		N/A	
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: N/A			
	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		N/A	
Balance at close of the month	N/A	N/A	N/A	

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	N/A	N/A	N/A
Increase/ (decrease) during the month	<u>.</u>	N/A	N/A	N/A
Balance at close of the month	1,200,000,000	N/A	N/A	<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 as at close of the month approval date thereto Movement during the month (dd/mm/yyyy) and class of shares issuable Lapsed Granted Exercised Cancelled) shares (*Note 1*)) shares (*Note 1*) shares (*Note 1*) Total A. (Ordinary shares) N/A (Preference shares) $\overline{N/A}$ (Other class) $\overline{N/A}$ Total funds raised during the month from exercise of options (State currency) N/A

Warrants to Issue Shares of the Issue	uer which are t	o be Listed				
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of 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						
(/ \)		<u> </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)						
Class of shares issuable (<i>Note 1</i>)	`					
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)				
3.			_			
(/ /)						
Stock code (if listed) Class of shares						
issuable (Note 1)						
EGM approval date (if applicable)						
	(/ /)				
4.						
(/ /)		 -				
Class of shares issuable (<i>Note 1</i>)					·	
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)				
		Total	B. (Ordin	nary shares) N /A	\	
			(Prefere	ence shares) N/A	1	<u>.</u>
			(Other class) N/A	<u>\</u>	<u>-</u>

Convertibles (i.e. Convertible in 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
\(\)	Outstanding	Шопш	Шопп	шоши		
Stock code (if listed)	- - - 					
Class of shares issuable (Note 1) Subscription price EGM approval date		<u> </u>				
(if applicable) (dd/mm/yyyy)) 2.	(/ /)					
	-					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date						
(if applicable) (dd/mm/yyyy) 3.	(/ / _)	_ \	_			
	_ 					
Stock code (if listed) Class of shares issuable (Note 1)		·				
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.	(/ /)					
	_ _ _ 					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)		- 10 (0 II	- NT//		
			(Prefere	nary shares) N/A ence shares) N/A Other class) N/A	4	- - -

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

than under Share Option Schemes)		
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.		
shares (Note 1)		
3.		
		_
(/ /)		
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	
(Canal Canas)		

Class of shares issuable (Note 1) 1. Rights issue At price: State currency ————————————————————————————————————		
1. Rights issue At price: State currency EGM approval date: (/ /) (/ /) EGM approval date: (/ /) Class of shares issuable (/ /) 2. Open offer At price: State currency At price: State currency EGM approval date: (/ /) EGM approval date: (/ /) EGM approval date: (/ /)		
Class of shares issuable (///) 2. Open offer At price: State currency Issue and allotment date: (dd/mm/yyyy) EGM approval date: (///) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (///)		
Class of shares issuable		
Class of shares issuable		
2. Open offer At price: State currency — Issue and allotment date: (///) EGM approval date: (///)	N/A	N/A
2. Open offer At price: State currency ——— Issue and allotment date: (dd/mm/yyyy) EGM approval date: (///)		
Edit approvar date:		
(dd/IIIII/yyyy)		
	N/A	N/A
Class of shares issuable(Note 1)		
3. Placing At price: State Issue and allotment date: (dd/mm/yyyy)		
EGM approval date: (/ /)		
(dd/mm/yyyy)	N/A	N/A
Class of shares issuable(Note 1)		
4. Bonus issue Issue and allotment (/ /) date: (dd/mm/yyyy)		
EGM approval date: (/ /)		
(dd/mm/yyyy)		N/A

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
5.	Scrip dividend	At price : State currency ———	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy)	(/ /			
			EGM approval date: (dd/mm/yyyy)		,	N/A	N/A
			Class of shares repurchased (<i>Note 1</i>)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
			Class of shares redeemed (Note 1)				
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 currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A

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
	**					
		Class of shares issuable (Note 1)				
9.	Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date:	(/ /)		
		(dd/mm/yyyy)			N/A	N/A
		Class of shares issuable (Note 1)				
10.	Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
		Total E. (C	Ordinary sl	hares)	N/A	
		(Pr	eference sl (Other			
			(Other	Ciass)	11/A	
_			-	(4)	N/A	
To	otal increase / (decrease) in ordinary shares during the	e month (i.e. Total of A to I	크):	(1)) NT/A	
				(2)	,	
To	otal increase / (decrease) in preference shares during	the month (i.e. Total of A to	o E):		N/A	
	otal increase / (decrease) in other classes of shares du	,			N/A	
(7)	These figures should be the same as the relevant figur	es under II above ("Moven	nents in Is	sued S	Share Capital	!").)

Submitted by:SIU Ho Fai Title:Company Secretary (Director, Secretary or other duly authorised officer)	Remarks (if any):						
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
Title: Company Secretary							
	Submitted by:	SIU Ho Fai					
	Title:	Company Secretary					
	·						

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.