



香港交易所

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 28/02/2010

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer ITC PROPERTIES GROUP LIMITED

Date Submitted 1st March, 2010

I. Movements in Authorised Share Capital

1. Ordinary Shares

(1) Stock code : 00199 Description : Ordinary Shares

	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	<u>40,000,000,000</u>	<u>0.01</u>	<u>400,000,000</u>
Increase/(decrease)	<u>0</u>		<u>0</u>
Balance at close of the month	<u>40,000,000,000</u>	<u>0.01</u>	<u>400,000,000</u>

(2) Stock code : _____ Description : _____

	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	_____	_____	_____
Increase/(decrease)	_____		_____
Balance at close of the month	_____	_____	_____

2. Preference Shares

Stock code :	Description :		
	No. of preference shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	_____	_____	_____
Increase/(decrease)	_____		_____
Balance at close of the month	_____	_____	_____

3. Other Classes of Shares

Stock code :	Description :		
	No. of other classes of shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	_____	_____	_____
Increase/(decrease)	_____		_____
Balance at close of the month	_____	_____	_____

Total authorised share capital at the end of the month (HK\$) : **400,000,000**

II. Movements in Issued Share Capital

	No. of ordinary shares (1)	(2)	No of preference shares	No. of other classes of shares
Balance at close of preceding month	470,919,596			
Increase/ (decrease) during the month	1			
Balance at close of the month	470,919,597			

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Particulars of share option scheme including SGM approval date (dd/mm/yyyy) and class of shares issuable	Movement during 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
	Granted	Exercised	Cancelled	Lapsed		
1. Share options granted on 27/07/2007 under 2002 Share Option Scheme (26/08/2002) Ordinary shares (Note 1)	0	0	0	0	0	3,666,832
2. (/ /) shares (Note 1)						
3. (/ /) shares (Note 1)						
Total A. (Ordinary shares)					0	
(Preference shares)						
(Other class)						
Total funds raised during the month from exercise of options (HK\$)						0

Warrants to Issue Shares of the Issuer which are to be Listed

Description of warrants (Date of expiry - dd/mm/yyyy)					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
Currency of nominal value						
Nominal value at close of preceding month						
Exercised during the month						
Nominal value at close of the month						
1. Warrants issued on						
05/08/2008						
HK\$					1	Nil (Remarks)
(04/02/2010)						
Stock code (if listed)						
00490						
Class of shares issuable (Note 1)						
Ordinary shares						
Subscription price						
HK\$2.625						
SGM approval date (if applicable) (dd/mm/yyyy)						
(10/07/2008)						
2.						
(/ /)						
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
SGM approval date (if applicable) (dd/mm/yyyy)						
(/ /)						
3.						
(/ /)						
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
SGM approval date (if applicable) (dd/mm/yyyy)						
(/ /)						
4.						
(/ /)						
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
SGM approval date (if applicable) (dd/mm/yyyy)						
(/ /)						
Total B.						
(Ordinary shares)					1	
(Preference shares)						
(Other class)						

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

Class and description	Currency of amount outstanding	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
1. Zero Coupon Convertible						
Notes due 2010 issued on						
11/08/2005						
	HK\$	471,050,000	0	471,050,000	0	83,004,399
Stock code (if listed)		00199				
Class of shares issuable (<i>Note 1</i>)		Ordinary shares				
Subscription price		HK\$5.675				
SGM approval date (if applicable) (dd/mm/yyyy)		(07/06/2005)				
2. Zero Coupon Convertible						
Notes due 2010 issued on						
08/06/2006						
	HK\$	17,476,177	0	17,476,177	0	3,079,502
Stock code (if listed)		00199				
Class of shares issuable (<i>Note 1</i>)		Ordinary shares				
Subscription price		HK\$5.675				
SGM approval date (if applicable) (dd/mm/yyyy)		(23/05/2006)				
3. 1% Convertible Notes						
due 2011 issued on						
15/06/2006						
	HK\$	906,000,000	0	906,000,000	0	100,387,795
Stock code (if listed)		00199				
Class of shares issuable (<i>Note 1</i>)		Ordinary shares				
Subscription price		HK\$9.025				
SGM approval date (if applicable) (dd/mm/yyyy)		(08/06/2006)				
4.						
Stock code (if listed)						
Class of shares issuable (<i>Note 1</i>)						
Subscription price						
SGM approval date (if applicable) (dd/mm/yyyy)		(/ /)				
Total C. (Ordinary shares)					0	
(Preference shares)						
(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)

Full particulars including SGM 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 (<i>Note 1</i>)		
2. _____ _____ _____ (/ /) shares (<i>Note 1</i>)		
3. _____ _____ _____ (/ /) shares (<i>Note 1</i>)		
Total D. (Ordinary shares)	0	
(Preference shares)		
(Other class)		

Other Movements in 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
Type of Issue					
1. Rights issue	At price :	HK\$	_____	Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) SGM approval date: (dd/mm/yyyy) (/ /)	_____
2. Open offer	At price :	HK\$	_____	Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) SGM approval date: (dd/mm/yyyy) (/ /)	_____
3. Placing	At price :	HK\$	_____	Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) SGM approval date: (dd/mm/yyyy) (/ /)	_____
4. Bonus issue				Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) SGM approval date: (dd/mm/yyyy) (/ /)	_____

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 : HK\$ _____	Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy)	(/ /)	(/ /)
				_____	_____
6.	Repurchase of shares		Class of shares repurchased <i>(Note 1)</i> _____ Cancellation date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy)	(/ /)	(/ /)
				_____	_____
7.	Redemption of shares		Class of shares redeemed <i>(Note 1)</i> _____ Redemption date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy)	(/ /)	(/ /)
				_____	_____
8.	Consideration issue	At price : HK\$ _____	Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy)	(/ /)	(/ /)
				_____	_____

		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
Type of Issue			
9. Capital reorganisation	Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) SGM approval date: (dd/mm/yyyy) (/ /)	_____	_____
10. Other (Please specify)	At price : HK\$ _____ Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) SGM approval date: (dd/mm/yyyy) (/ /)	_____	_____
Total E. (Ordinary shares) _____ 0 (Preference shares) _____ (Other class) _____			

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1) _____ 1
	(2) _____
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	_____
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):	_____
<i>(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)</i>	

Remarks (if any):

The subscription rights attaching to the outstanding warrants of ITC Properties Group Limited (Warrant Code : 490)
(the “**Warrants**”) which have not been exercised, have expired on Thursday, 4th February, 2010 in accordance with
the terms and conditions of the instrument constituting the Warrants dated 5th August, 2008.

Submitted by: YAN Ha Hung, Loucia

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.*