

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 28/2/2013

To : Hong Kong Exchanges and Clearing Limited

Name of IssuerITC PROPERTIES GROUP LIMITEDDate Submitted1st March, 2013

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>00199</u> Descrip	otion : Ordinary	Shares	
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	40,000,000,000	0.01	400,000,000
Increase/(decrease)	0		0
Balance at close of the month	40,000,000,000	0.01	400,000,000
(2) Stock code :Descrip	otion :		
	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 :Desc	ription :		
	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 ordina	ary shares No of preference		No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	385,500,896			
Increase/ (decrease) during the month	5,433,110			
Balance at close of the month	390,934,006			

III. Details of Movements in Issued Share Capital

Share Options (under S	Share Option Sch	nemes of the Is	suer)			
Particulars of share					No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including SGM					the month pursuant	issued pursuant thereto
approval date	Mo	ovement during	g the month		thereto	as at close of the month
(dd/mm/yyyy) and —		•				
class of shares	~ .		~			
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share options						
granted on						
29/03/2010						
under 2002						
Share Option						
Scheme						
(26/08/2002)						
Ordinary shares	0	(200,000)	0	0	200,000	18,020,000
(Note 1)						
2.						
(/ /)						
shares						
(Note 1)						
3.						
(/ /)						
shares						
(Note 1)						
		Tota	al A. (Ordina		200,000	
			(Preferen	ce shares)		
				ther class)		
Total funds raised duri	ing the month fro	m exercise of	,	· _		
options (<i>HK</i> \$)				4	44,000	

Warrants to Issue Shares of the Iss	suer 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.					
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price					
SGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
2.					
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)	· ·				
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 (<i>Note 1</i>) Subscription price					
SGM approval date (if applicable)	(/ /)				
	Tota	(Prefere	nary shares) ence shares) Other class)		-

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

Class an	nd 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
	25% Convertible Notes	6					
du	e 2013 issued on						
25	5/05/2011						
		HK\$	562,550,000	(10,000,000)	552,550,000	4,757,373	262,868,688
	ock code (if listed)	0	0199				
	lass of shares	Ondinamya	hanaa				
	suable (<i>Note 1</i>) ubscription price	Ordinary s	2.102 (adjusted)				
	GM approval date	111(42	<u>2.102</u> (aujusteu)				
	f applicable)						
	d/mm/yyyy)	(13/05/2011)					
-	25% Convertible Notes						
	e 2013 issued on						
10	0/06/2011	A	10 000 00-	(1.000.000)	10.000.000		0
	ock code (if listed)	<u> </u>	<u>19,000,000</u> 0199	(1,000,000)	18,000,000	475,737	8,563,270
	lass of shares	0	0199				
	suable (Note 1)	Ordinary s	hares				
	ubscription price		2.102 (adjusted)				
	GM approval date						
	f applicable) (d/mm/yyyy)	(13/05/2011)					
3.	<u> </u>	(13/03/2011)					
<u> </u>							
St	ock code (if listed)						
	lass of shares						
	suable (Note 1)						
	bscription price						
	f applicable)						
	d/mm/yyyy)	(/ /)					
4.							
	1 1 //01/ - 1	· ·					
	ock code (if listed) lass of shares						
	suable (Note 1)						
	ubscription price						
SC	GM approval date						
	f applicable)						
(d	d/mm/yyyy)	(/ /)		Total C. (Ordin	ary shares)	5 233 110	
				(Prefere	nce shares)	5,255,110	
1				(Other class)		•

than under Share Option Schemes)		
	No. of new shares of	No. of new shares of
	issuer issued during	issuer which may be
Full particulars including SGM approval date (dd/mm/yyyy),	the month pursuant	issued pursuant thereto
if applicable, and class of shares issuable:	thereto	as at close of the month
	tilefeto	as at close of the month
1		
	1	
	1	
shares (Note 1)	-	
shares (Note 1)		
2		
shares (Note 1)	1	
3.		
<u> </u>	-	
shares (Note 1)		
Total D. (Ordinary shares)	0	
	0	
(Preference shares)	ļ	
(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)

Class of shares issuable		e <u>r Movements in Is</u> Fype of Issue	sucu snare Ca	pitat				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. Rights issue At price : HKS Issue and allotment $(///)$ SGM approval date: $(///)$ SGM approval date: $(///)$ 2. Open offer At price : HKS Issue and allotment $(///)$ 3. Placing At price : HKS Issue and allotment $(///)$ 3. Placing At price : HKS Issue and allotment $(///)$ 4. Bonus issue Class of shares issuable		J			Class of shares issuable				
1. Kights issue At price : HKS date : (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy))		
(dd/mm/yyyy) $(dd/mm/yyyy)$ $(dd/mm/yyyy)$ $(dd/mm/yyyy)$ $(f = 0)$ $(f =$	1.	Rights issue	At price :	HK\$		(/ /)		
(Note 1) $(Note 1)$ $(Note 1)$ $(//)$ $(//)$ $SGM approval date: (//)$ $(//)$ $(d/mm/yyyy)$ $(//)$ $(d/mm/yyyy)$ $(//)$ $(d/mm/yyyy)$ $SGM approval date: (//)$ $(//)$						(/ /)		
(Note 1) 2. Open offer At price : HK\$									
2. Open onel At price : HK\$ date : (dd/mm/yyyy) SGM approval date: $(///)$ (dd/mm/yyyy)									
(dd/mm/yyyy) 3. Placing At price : HK\$ Issue and allotment (/ /) date : (dd/mm/yyyy) SGM approval date: (// /) (dd/mm/yyyy) SGM approval date: (// /) Glass of shares issuable (// /) (// /) (// /) SGM approval date: (// /) (// /) SGM approval date: (// /) (// /) SGM approval date:	2.	Open offer	At price :	НК\$		(/ /)		
3. Placing At price : HK\$ Issue and allotment date : (d/mm/yyyy) (/ /) date : (d/mm/yyyy) SGM approval date: (d/mm/yyyy) SGM approval date: (/ /)						(/ /)		
3. Placing At price : HK\$ Issue and allotment date : (d/mm/yyyy) (/ /) date : (d/mm/yyyy) SGM approval date: (d/mm/yyyy) SGM approval date: (/ /)									
3. Placing At price : HKS Issue and anomyten date: (d/mm/yyyy) SGM approval date: (d/mm/yyyy)									
Generation (dd/mm/yyyy) Class of shares issuable (Note 1) Issue and allotment (dd/mm/yyyy) SGM approval date:	3.	Placing	At price :	нк\$		(/ /)		
4. Bonus issue (Note 1) 4. Bonus issue Issue and allotment (/ /) date : (dd/mm/yyyy) SGM approval date: (/ /)					SGM approval date: (dd/mm/yyyy)	(/ /)		
4. Bonus issue SGM approval date: (//)									
date : (dd/mm/yyyy) SGM approval date: (/ /)									
bolli approvar date:	4.	Bonus issue				(/ /)		
					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
		Class of shares issuable (<i>Note 1</i>)				
5.	Scrip dividend At price : HK	\$ Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		SGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares				
6.	Repurchase of shares	repurchased (<i>Note 1</i>) Cancellation date : (dd/mm/yyyy)	(/ /)		
		SGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares				
		redeemed (Note 1)				
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	(/ /)		
		SGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares issuable (Note 1)				
8.	Consideration issue At price : HK	\$ 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
			Class of shares issuable(<i>Note 1</i>)	_	
9.	Capital reorganisation		Issue and allotment (/ / date : (dd/mm/yyyy))	
			SGM approval date: (/ / (dd/mm/yyyy))	
			Class of shares issuable(<i>Note 1</i>)		
10.	Other (Please specify)	At price : HK\$	Issue and allotment (/ / date : (dd/mm/yyyy))	
			SGM approval date: (/ / (dd/mm/yyyy))	
			(Preference sha	ures) ures) ass)	0

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	5,433,110
	(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)	:	
(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)		

Submitted by VAN He Hung Lougie
Submitted by: YAN Ha Hung, Loucia
Title: Company Secretary
Title: Company Secretary (Director Secretary or other duly outhorized officer)
(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.