



香港交易所

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : **31 August 2011**

To : Hong Kong Exchanges and Clearing Limited

| | |
|----------------|--|
| Name of Issuer | China Uptown Group Company Limited 中國上城集團有限公司 |
| Date Submitted | 6 September 2011 |

I. Movements in Authorised Share Capital

1. Ordinary Shares

| | | | |
|-------------------------------------|-----------------------------------|------------------------|---|
| (1) Stock code : <u>2330</u> | Description : <u>CHINA UPTOWN</u> | | |
| | | No. of ordinary shares | Par value (HK\$) |
| | | | Authorised share capital (HK\$) |
| Balance at close of preceding month | | <u>3,000,000,000</u> | <u>0.10</u> |
| Increase/(decrease) | | <u>Nil</u> | <u>Nil</u> |
| Balance at close of the month | | <u>3,000,000,000</u> | <u>0.10</u> |
| (2) Stock code : _____ | Description : _____ | | |
| | | No. of ordinary shares | Par value (State currency) |
| | | | Authorised share capital (State currency) |
| Balance at close of preceding month | | <u>N/A</u> | <u>N/A</u> |
| Increase/(decrease) | | <u>N/A</u> | <u>N/A</u> |
| Balance at close of the month | | <u>N/A</u> | <u>N/A</u> |

2. Preference Shares

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

3. Other Classes of Shares

| | | | |
|-------------------------------------|--------------------------------|--|---|
| Stock code : _____ | Description : _____ | | |
| | No. of other classes of shares | Par value (<i>State currency</i>) | Authorised share capital (<i>State currency</i>) |
| Balance at close of preceding month | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Increase/(decrease) | <u>N/A</u> | | <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 (*HK\$*) : 300,000,000

II. Movements in Issued Share Capital

| | No. of ordinary shares | | No of preference shares | No. of other classes of shares |
|---------------------------------------|------------------------|-----|-------------------------|--------------------------------|
| | (1) | (2) | | |
| Balance at close of preceding month | 851,980,000 | N/A | N/A | N/A |
| Increase/ (decrease) during the month | Nil | N/A | N/A | N/A |
| Balance at close of the month | 851,980,000 | N/A | N/A | N/A |

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

| Particulars of share option scheme including EGM 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 Option Scheme approved at the EGM on (20 / 01 / 2003) Exercise price: HK\$1.18 Ordinary shares (Note 1) | Nil | Nil | Nil | Nil | Nil | 17,948,000 |
| 2.Share Option Scheme approved at the AGM on (30 / 11 / 2009) Exercise price: HK\$0.88 Ordinary shares (Note 1) | Nil | Nil | Nil | Nil | Nil | 10,000,000 |
| 3. N/A (/ /) shares (Note 1) | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | Total A. (Ordinary shares) | | Nil | |
| | | | (Preference shares) | | N/A | |
| | | | (Other class) | | N/A | |
| Total funds raised during the month from exercise of options (HK\$) | | | | Nil | | |

Warrants to Issue Shares of the Issuer which are to 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. N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (/ /) Stock code (if listed) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ | | | | | | |
| 2. N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (/ /) Stock code (if listed) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ | | | | | | |
| 3. N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (/ /) Stock code (if listed) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ | | | | | | |
| 4. N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (/ /) Stock code (if listed) _____ Class of shares issuable (<i>Note 1</i>) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) _____ | | | | | | |
| | | | | Total B. (Ordinary shares) | N/A | |
| | | | | (Preference shares) | N/A | |
| | | | | (Other class) | N/A | |

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. Convertible Redeemable Preference Shares | HK\$ | 35,000,000 | Nil | 35,000,000 | Nil | 368,421,052 |
| Stock code (if listed) | N/A | | | | | |
| Class of shares issuable (<i>Note 1</i>) | Ordinary | | | | | |
| Subscription price | HK\$0.38 | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (28 / 06 / 2006 & 08 / 06 / 2007) | | | | | |
| 2. Convertible Redeemable Preference A Shares | HK\$ | 11,000,000 | Nil | 11,000,000 | Nil | 115,789,473 |
| Stock code (if listed) | N/A | | | | | |
| Class of shares issuable (<i>Note 1</i>) | Ordinary | | | | | |
| Subscription price | HK\$0.38 | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (28 / 12 / 2006) | | | | | |
| 3. 4% Convertible Bonds due 2013 | HK\$ | 160,000,000 | Nil | 160,000,000 | Nil | 271,186,440 |
| Stock code (if listed) | N/A | | | | | |
| Class of shares issuable (<i>Note 1</i>) | Ordinary | | | | | |
| Subscription price | HK\$0.59 | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (18 / 10 / 2010) | | | | | |
| 4. 0% Convertible Bonds due 2014 | HK\$ | 230,000,000 | N/A | 230,000,000 | Nil | 283,425,754 |
| Stock code (if listed) | N/A | | | | | |
| Class of shares issuable (<i>Note 1</i>) | Ordinary | | | | | |
| Subscription price | HK\$0.8115 | | | | | |
| EGM approval date (if applicable) (dd/mm/yyyy) | (14 / 01 / 2011) | | | | | |
| | | | Total C. (Ordinary shares) | | Nil | |
| | | | (Preference shares) | | N/A | |
| | | | (Other class) | | 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)

| 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 (<i>Note 1</i>) | N/A | N/A |
| 2. _____ _____ _____ (/ /) shares (<i>Note 1</i>) | N/A | N/A |
| 3. _____ _____ _____ (/ /) shares (<i>Note 1</i>) | N/A | N/A |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A | |
| (Other class) | N/A | |

Other Movements in Issued Share Capital

| 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 : 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 |
| 2. | Open offer | 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 |
| 3. | Placing | 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 |
| 4. | Bonus issue | | Class of shares issuable (Note 1) _____ 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 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 | | | | |
| 5. | Scrip dividend | At price : State currency _____ | Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) | _____ _____ _____ N/A |
| 6. | Repurchase of shares | | Class of shares _____ repurchased <i>(Note 1)</i> Cancellation date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) | _____ _____ _____ N/A |
| 7. | Redemption of shares | | Class of shares _____ redeemed <i>(Note 1)</i> Redemption date : (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) | _____ _____ _____ N/A |
| 8. | Consideration issue | At price : State currency _____ | Class of shares issuable _____ <i>(Note 1)</i> Issue and allotment date : (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) (/ /) | _____ _____ _____ N/A |

For Main Board and GEM listed issuers

| | | 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 _____ (Note 1) | | |
| | Issue and allotment date : (dd/mm/yyyy) (/ /) | | |
| | EGM approval date: (dd/mm/yyyy) (/ /) | | |
| | | <u>N/A</u> | <u>N/A</u> |
| 10. Other (Please specify) At price : _____ | Class of shares issuable _____ (Note 1) | | |
| | Issue and allotment date : (dd/mm/yyyy) (/ /) | | |
| | EGM approval date: (dd/mm/yyyy) (/ /) | | |
| | | <u>N/A</u> | <u>N/A</u> |
| | | Total E. (Ordinary shares) | <u>N/A</u> |
| | | (Preference shares) | <u>N/A</u> |
| | | (Other class) | <u>N/A</u> |

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

Remarks (if any):

Submitted by: Fu Lui

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.*