

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 31/03/2010

To : Hong Kong Exchanges and Clearing Limited

| Name of Issuer | |
|----------------|--|
| Date Submitted | |

ITC PROPERTIES GROUP LIMITED 7th April, 2010

I. Movements in Authorised Share Capital

| 1. Ordinary Shares | | | |
|--------------------------------------|------------------------|---------------------|---------------------------------------|
| (1) Stock code : <u>00199</u> Descri | ption : 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 : Descri | ption : | | |
| | 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 | 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 | | No of preference | No. of other classes |
|--|------------------------|-----|------------------|----------------------|
| _ | (1) | (2) | shares | of shares |
| Balance at close of preceding month | 470,919,597 | | | |
| Increase/ (decrease) during the month | 0 | | | |
| Balance at close of the month | 470,919,597 | | | |

III. Details of Movements in Issued Share Capital

| Share Options (under | Share Option S | schemes of the Iss | uer) | | | |
|-----------------------|----------------|--------------------|------------|-------------|----------------------|--------------------------|
| 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 |] | Movement during | the month | | thereto | as at close of the month |
| (dd/mm/yyyy) and - | | | | | | |
| class of shares | a 1 | F · · · | a 11 1 | - · | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. Share options | | | | | | |
| granted on | - | | | | | |
| 27/07/2007 | | | | | | |
| under 2002 | _ | | | | | |
| Share Option | - | | | | | |
| Scheme | - | | | | | |
| (26/08/2002) | - | | | | | |
| Ordinary shares | 0 | 0 | 3,666,832 | 0 | 0 | 0 |
| (Note 1) | | | (Note A) | | <u> </u> | |
| (1000 1) | | | (1101011) | | | |
| 2. Share options | | | | | | |
| granted on | | | | | | |
| 29/03/2010 | | | | | | |
| | | | | | | |
| under 2002 | | | | | | |
| Share Option | | | | | | |
| Scheme | | | | | | |
| (26/08/2002) | | | | | | |
| Ordinary shares | 21,890,000 | 0 | 0 | 0 | 0 | 21,890,000 |
| (Note 1) | (Note B) | | | | | |
| | | | | | | |
| 3. | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| shares | | | | | | |
| (Note 1) | | | | | | |
| (INDIE I) | | Total | A. (Ordina | mu charac) | 0 | |
| | | 10181 | | ice shares) | 0 | |
| | | | | · · · · · · | | |
| | | _ | (0 | ther class) | | |
| Total funds raised du | ring the month | from exercise of | | | 0 | |
| options (HK\$) | | | . <u> </u> | | 0 | |
| | | | | | | |

Share Options (under Share Option Schemes of the Issuer)

| Warrants to Issue Shares of the Iss | suer which are to | 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. | | | | | | |
| | | | | | | |
| (/ /) Stock code (if listed) Class of shares issuable (Note 1) 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) <u>3.</u> | (/ / |) | | | | |
| (/ /) Stock code (if listed) | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | |
| C 1 | | | | | | |
| SGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy) | (/ / |) | | | | |
| 4. | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| | | | | | | |
| Class of shares issuable (Note 1) | | | | | | |
| Subscription price | | | | | | |
| SGM approval date (if applicable) (dd/mm/yyyy) | (/ / | | | | | |
| | | Tota | (Prefere | nary shares) ence shares) Other class) | | |

| 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 |
|-----------------------------------|----------------------|--|----------------------------------|------------------------------------|--|--|
| 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) | 0 | 0199 | | | | |
| Class of shares | | | | | | |
| issuable (<i>Note 1</i>) | Ordinary sl HK\$5 | | | | | |
| Subscription price | нкэз | 0.075 | | | | |
| (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) | 0 | 0199 | | | | |
| Class of shares | | | | | | |
| issuable (Note 1) | Ordinary sl | | | | | |
| Subscription price | HK\$5 | 0.675 | | | | |
| 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) | | 0199 | | | | , |
| Class of shares | | | | | | |
| issuable (Note 1) | Ordinary sl | | | | | |
| Subscription price | HK\$9 | 0.025 | | | | |
| SGM approval date (if applicable) | | | | | | |
| (dd/mm/yyyy) | (08/06/2006) | | | | | |
| 4. | · · · · · | | | | | |
| | _ | | | | | |
| | _ | | | | | |
| | _ | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares | | | | | | |
| issuable (Note 1) | | | | | | |
| Subscription price | | | | | | |
| SGM approval date (if applicable) | | | | | | |
| (dd/mm/yyyy) | (/ /) | | | | | |
| | | r | Fotal C. (Ordin | ary shares) | 0 | |
| | | | (Prefere | nce shares) | | |
| | | | (0 | Other class) | | |

| 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 (Note 1) | | |
| sindles (Note 1) | | |
| 2 | | |
| 2 | | |
| | | |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| 3 | | |
| | | |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| Total D. (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)

| I. Rights issue At price : HKS Issue and allotment $(///)$ I. Rights issue At price : HKS Issue and allotment $(///)$ SGM approval date: $(d/mm/yyyy)$ SGM approval date: $(///)$ 2. Open offer At price : HKS Issue and allotment $(///)$ date : $(d/mm/yyyy)$ SGM approval date: $(///)$ | f shares of ed issuer whic e may be issued t pursuant | No. of new shares of issuer issued during the month pursuant thereto | | | <u>ıpıtal</u> | sued Share Ca | ner Movements in Type of Issue | |
|--|---|--|---------|--|---------------|---------------|--------------------------------|----|
| 1. Rights issue At price : HK\$ Issue and allotment $(///)$ date : (d/mm/yyyy) SGM approval date: $(///)$ SGM approval date: $(///)$ (dd/mm/yyyy) SGM approval date: $(///)$ 2. Open offer At price : HK\$ Issue and allotment $(///)$ 3. Placing At price : HK\$ Class of shares issuable 3. Placing At price : HK\$ Issue and allotment $(///)$ date : (dd/mm/yyyy) SGM approval date: $(///)$ | | | | | | | | |
| SGM approval date: $(//)$ (d/mm/yyyy) 2. Open offer At price : HK\$ Issue and allotment $(//)$ date : (dd/mm/yyyy) SGM approval date: $(//)$ (d//m/yyyy) SGM approval date: $(//)$ (d//mm/yyyy) 3. Placing At price : HK\$ Issue and allotment $(//)$ date : (dd/mm/yyyy) SGM approval date: $(//)$ date : (dd/mm/yyyy) SGM approval date: $(//)$ date : (dd/mm/yyyy) SGM approval date: $(//)$ (d//mm/yyyy) SGM approval date: $(//)$ (d//mm/yyyy) date : (dd/mm/yyyy) date : (dd/mm/yyyy) date : (d//mm/yyyy) date : (| | | (//) | ssue and allotment | HK\$ | At price : | Rights issue | 1. |
| (Note 1) $(Note 1)$ $(Note 1)$ $(Some and allotment (//))$ $(d/mm/yyyy)$ $SGM approval date: (//))$ $(d/mm/yyyy)$ $(//)$ $(d/mm/yyyy)$ $(//)$ $(d/mm/yyyy)$ $SGM approval date: (//)$ $(d/mm/yyyy)$ $SGM approval date: (//)$ $(d/mm/yyyy)$ $(//)$ $(d/mm/yyyy)$ $(//)$ $(d/mm/yyyy)$ $(//)$ | | | (/ /) | GM approval date: | | | | |
| (Note 1) $(Note 1)$ $(Note 1)$ $(Solution 1)$ $(Solution 2)$ $($ | | | | | | | | |
| 2. Open one At price : HK\$ date : (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy) 3. Placing At price : HK\$ Issue and allotment (/ /) date : (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy) | | | | | | | | |
| Class of shares issuable | | | (/ /) | | HK\$ | At price : | Open offer | 2. |
| 3. Placing At price : HK\$ Issue and allotment (/ /) date : (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy) Class of shares issuable (/ /) (Note 1) | | | (/ /) | GM approval date: | | | | |
| 3. Placing At price : HK\$ Issue and allotment (/ /) date : (dd/mm/yyyy) SGM approval date: (/ /) (dd/mm/yyyy) Class of shares issuable (/ /) (Note 1) | | | | | | | | |
| date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) Class of shares issuable (Note 1) | | | | | | | | |
| Class of shares issuable | | | (/ /) | ssue and allotment ate : (dd/mm/yyyy) | HK\$ | At price : | Placing | 3. |
| (Note 1) | | | (/ /) | | | | | |
| (Note 1) | | | | | | | | |
| $I_{\text{area}} = d_{\text{all}} I_{\text{area}} + (\langle \langle \rangle \rangle)$ | | | | | | | | |
| 4. Bonus issue date : (dd/mm/yyyy) | | | (/ /) | ssue and allotment ate : (dd/mm/yyyy) | | | Bonus issue | 4. |
| 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 | | | | |
| 5. | Scrip dividend At price : HK\$ | (Note 1) Issue and allotment | (/ / |) | | |
| | | date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | | | | |
| | | Class of shares repurchased (Note 1) | | | | |
| 6. | Repurchase of shares | 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 |
|-----|---------------------------|--------------|------|--|------------------------------|--|---|
| 9. | Capital reorganisation | | | Class of shares issua (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) | uble |) | |
| 10. | Other (Please specify) | At price : H | IK\$ | Class of shares issua (Note 1) Issue and allotment date : (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) | able (/ /); (/ /); | | |
| | | | | Total E. | | res) res) ass) | |

| Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): | (1) | 0 |
|---|---------|-----------------|
| | (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 Is. | sued Sh | are Capital").) |

Remarks (if any):

| <i>Note A</i> : subject to the signing of the deed of surrender from the previous eligible participants |
|---|
| Note B: subject to the signing of the letter of acceptance from the existing eligible participants |
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| Submitted by: YAN Ha Hung, Loucia |
| Title: Company Secretary |
| (Director, Secretary or other duly authorised officer) |
| (Director, beeretary of other dary additised onleer) |
| |

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.*