

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited							
Jame of Issuer Shanghai Industrial Urban Development Group Limited							
Date Submitted 1 De	ecember 2011						
. Movements in Authorised Share Capital							
1. Ordinary Shares							
(1) Stock code : <u>00563</u> Des	scription : Ordinary	Shares					
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding month	10,000,000,000	HK\$0.04	HK\$400,000,000.00				
Increase/(decrease)	Nil		Nil				
Balance at close of the month	10,000,000,000	HK\$0.04	HK\$400,000,000.00				
(2) Stock code : N/A Des	scription : 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	N/A				

30/11/2011

a	D C	•		C1.	
1.	Pret	eren	ce.	Sna	ires

Balance at close of preceding month

Balance at close of the month

Increase/(decrease)

Stock code : N/A 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 : N/A Descr	ription: N/A			
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)	

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Total authorised share capital at the end of the month (*State currency*): HK\$400,000,000.00

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	2,629,332,189	N/A	N/A	N/A	
Increase/ (decrease) during the month	2,182,191,000	N/A	N/A	N/A	
Balance at close of the month	4,811,523,189	N/A	N/A	N/A	

III. Details of Movements in Issued Share Capital

Particulars of share option scheme including EGM approval date		Movement dur	ing 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
(dd/mm/yyyy) and _ class of shares issuable	Granted	Exercised	Cancelled	Lapsed	-	
1. Exercise Price:				•		
HK\$2.98						
(12/12/2002)						
Ordinary shares	Nil	Nil	Nil	Nil	Nil	111,500,000
(Note 1)						
2. N/A						
(Note 1)						
3. N/A						
(Note 1)						,
4. N/A						
Ordinary shares (Note 1)						
5. N/A						
(/ /) Ordinary shares (Note 1)						
			Total A. (Oro (Prefe	dinary shares) erence shares) (Other class)	Nil N/A N/A	

Warrants to Issue Shares of the	Issuer which are t	to be Listed		FOI MIAIII BOAIU	and GEW liste	u issuers
Description of warrants (Date of expiry - dd/mm/yyyy)		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. 2012 Warrant	_					
	_	66,000,000		66,000,000		
	HKD	units	Nil	units	Nil	66,000,000
(22 / 07 / 2012)	NI/A /II	12 (1)				
Stock code (if listed) Class of shares	N/A (Un	ilisted)				
issuable (Note 1)	Ordinary	Shares				
Subscription price	HK\$6.72 (subject					
EGM approval date		,				
(if applicable)	(12/07/	2007)				
(dd/mm/yyyy)	(12/07/	2007)				
2. N/A	_					
	_					
(/ /)						
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)				
3. N/A	<u></u>					
						
				. <u> </u>		<u>.</u> .
(/ /) Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /	,)				
4. N/A						
	_					
(/ /)	_					
Stock code (if listed)						
Class of shares issuable (<i>Note 1</i>)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)				
		Tot	al B. (Ord	linary shares) Nil		
		100	`	erence shares) N/A		<u>-</u>
			,	(Other class) $\overline{N/A}$. _

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. N/A						
	<u> </u>					
	<u> </u>					
Stock code (if listed)	<u> </u>					
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy))						
2. N/A						
						
	_					
						
Stock code (if listed)	<u> </u>					
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
3. N/A	, , , ,					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price		<u></u>				
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
4. N/A	<u> </u>					
	_					
						
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
	, , , ,		Total C. (Ordin	nary shares) Nil		
				ence shares) $\frac{\overline{N/A}}{N/A}$		- -
			(Other class) $\overline{N/A}$		

For Main Board and GEM listed issuers

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. N/A		
-	1	
	1	
shares (Note 1)	1	
Sildres (Note 1)		
2 NI/A		
2. <u>N/A</u>	-	
shares (Note 1)		
3. N/A		
(/ /)]	
shares (Note 1)]	
Total D. (Ordinary shares)	Nil	
(Preference shares)	N/A	
(Other class)	N/A	
(Guilli Guiss)		
	1	

	io voicinento 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
	Type of Issue						month
			Class of shares issuable (Note 1)				
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			(dd/llill/yyyy)			N/A	N/A
			Class of shares issuable				
2.	Open offer	At price : State currency	(Note 1) Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)			N/A	N/A
			Class of shares issuable (Note 1)				
3.	Placing	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			(dd/iiiii/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	N/A

For Main Board and GEM listed issuers

Class of shares issuable State State State Class of shares State Class of shares Class of shares N/A N/A N/A		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
Serip dividend				Class of shares issuable			
Class of shares State Shares Class of shares Max M/A							
Class of shares Shares Class of shares C	5.	Scrip dividend A			(/ /)		
Class of shares repurchased (Note 1)					(/ /)		
Cancellation date : (/ /)				(dd/IIIII/yyyy)		N/A	N/A
Cancellation date : (/ /)							
6. Repurchase of shares Cancellation date : (/ /)							
Shares	6	Damumahasa of		_	(/ /)		
Class of shares	0.				(, , , ,		
N/A N/A				EGM approval date:	(/ /)		
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 Ordinary Shares Note 1) State Currency HK (Note 1) Superior State (/ /) (/)				(dd/iiiii/yyyy)		N/A	N/A
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 Ordinary Shares Note 1) State Currency HK (Note 1) Superior State (/ /) (/)							
7. Redemption of shares Redemption date: (/ /) (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A N/A Class of shares issuable Ordinary (Note 1) Shares 8. Consideration issue At price: State currency HK \$2.80 Issue and allotment date: (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy)							
shares (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A N/A Class of shares issuable Ordinary (Note 1) Shares State Currency HK \$2.80 SGM approval date: (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) (17/11/2011)	7.	Redemption of			(/ /)		
(dd/mm/yyyy) N/A N/A N/A N/A N/A N/A N/A N/				(dd/mm/yyyy)			
8. Consideration issue At price: State currency HK SSGM approval date: (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) (17/11/2011)				EGM approval date: (dd/mm/yyyy)	(/ /)		
8. Consideration issue At price: State State currency HK Issue and allotment date: (dd/mm/yyyy) (23/11/2011) SGM approval date: (dd/mm/yyyy) (17/11/2011)				(4.5		N/A	N/A
8. Consideration issue At price: State State currency HK Issue and allotment date: (dd/mm/yyyy) (23/11/2011) SGM approval date: (dd/mm/yyyy) (17/11/2011)							
8. Consideration issue At price: State s2.80 Issue and allotment date: (dd/mm/yyyy) SGM approval date: (dd/mm/yyyy) (17/11/2011)							
$(dd/mm/yyyy) \qquad \qquad (1//11/2011)$	8.	Consideration issue A	t price. State \$2.80		(23/11/2011)	
					(17/11/2011)	
				(dd/IIIII/yyyy)	,		N/A

For Main Board and GEM listed issuers

				No. of new	No. of
				shares of issuer	new
				issued during the	
				month pursuant	issuer
				thereto	which
					may be
					issued pursuant
					thereto as
					at close
					of the
	Type of Issue				month
		Class of shares issuable			
		(Note 1)			
9.	Capital	Issue and allotment	(/ /)		
	reorganisation	date: (dd/mm/yyyy)	,		
		ECM approval data:	(/ /)		
		EGM approval date: (dd/mm/yyyy)	, ,		
		(uu/iiiii/yyyy)		N/A	N/A
					
10		Class of shares issuable (Note 1)			
10.	O. Other (Subscription of At price: State currency	Issue and allotment	(/ /)		
	Shares)	date : (dd/mm/yyyy)	, ,		
			(/ /)		
		SGM approval date:	(/ /)	N/A	N/A
		(dd/mm/yyyy)		11/12	19/13
		Total E. (C	Ordinary shares	s) 2,182,191,000	
		`	eference shares	· ————	•
		(1 1)		´———	=
			(Other class	s) <u>N/A</u>	-
					_
To	Total increase / (decrease) in ordinary shares during the	e month (i.e. Total of A to I	$E): \qquad \qquad (1$	2,182,191,00	0
			(2	2) N/A	
To	Total increase / (decrease) in preference shares during	the month (i.e. Total of A to	ь E):	N/A	

 $Total\ increase\ /\ (decrease)\ in\ other\ classes\ of\ shares\ during\ the\ month\ (i.e.\ Total\ of\ A\ to\ E):$

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

N/A

Remarks (if any):		
N/A		
Submitted by:	Tricor Secretaries Limited	<u></u>
m: 1		
Title:	Hong Kong Branch Share Registrar	
(Director, S	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.