

Monthly Return of Equity Issuer on Movements in Securities

| For the month ended $(dd/mm/yyyy)$ | : 31 / 12 / 2013 | | |
|--------------------------------------|------------------------|----------------------------------|---|
| To: Hong Kong Exchanges and Cleari | ng Limited | | |
| Name of Issuer Excel 1 | Development (Holding | gs) Limited | |
| Date Submitted 2 January | ary 2014 | | |
| I. Movements in Authorised Share Cap | oital | | |
| 1. Ordinary Shares | | | |
| (1) Stock code : <u>01372</u> Descr | ription: EXCEL 1 | DEV | |
| Opening balance upon listing on 11 | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| December 2013 (see remark *) | 500,000,000 | HK\$0.01 | HK\$5,000,000 |
| Increase/(decrease) | Nil | | Nil |
| Balance at close of the month | 500,000,000 | HK\$0.01 | HK\$5,000,000 |
| (2) Stock code : <u>N/A</u> Descr | ription: N/A | | |
| | No. of ordinary shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close of preceding month | | | |
| Increase/(decrease) | | | |
| Balance at close of the month | | | |

| Stock code: | N/A | Descrip | otion: <u>N/A</u> | | |
|------------------------------|--------------------|---------|--------------------------------|----------------------------------|---|
| | | | No. of preference shares | Par value (State currency) | Authorised share capital (State currency) |
| Balance at close | of preceding n | nonth | | | |
| Increase/(decrea | se) | | | | |
| Balance at close | of the month | | | | |
| | | | | | |
| 3. Other Classes | of Shares | | | | |
| | of Shares N/A | Descrip | otion : N/A | | |
| 3. Other Classes | | Descrip | No. of other classes of shares | Par value (State currency) | Authorised share capital (State currency) |
| 3. Other Classes | N/A | _ ^ | No. of other | (State | capital |
| 3. Other Classes Stock code: | N/A of preceding n | _ ^ | No. of other | (State | capital |

II. Movements in Issued Share Capital

| | No. of ordinary shares | | No of preference | No. of other classes | | |
|-------------------------|------------------------|-----|------------------|----------------------|--|--|
| | (1) | (2) | shares | of shares | | |
| Opening balance upon | | | | | | |
| listing on 11 December | | | | | | |
| 2013 (see remark *) | 200,000,000 | N/A | N/A | N/A | | |
| Increase/ (decrease) | | | | | | |
| during the month | Nil | N/A | N/A | N/A | | |
| Balance at close of the | | | | | | |
| month | 200,000,000 | N/A | N/A | N/A | | |
| | | | _ | | | |

III. Details of Movements in Issued Share Capital

options (State currency)

Share Options (under Share Option Schemes of the Issuer) Particulars of share No. of new shares of No. of new shares of option scheme issuer issued during issuer which may be including EGM the month pursuant issued pursuant thereto as at close of the month approval date thereto Movement during the month (dd/mm/yyyy) and class of shares issuable Lapsed Granted Exercised Cancelled 1.N/A (/ /) shares (*Note 1*) 2. N/A) shares (*Note 1*) 3. N/A shares (*Note 1*) Total A. (Ordinary shares) N/A (Preference shares) $\overline{N/A}$ (Other class) $\overline{N/A}$ Total funds raised during the month from exercise of

N/A

| Warrants to Issue Shares of the Is | suer which are t | 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. N/A | - | | | | | |
| | - | | | | | |
| | . | | | · - | | - |
| Stock code (if listed) Class of shares issuable (Note 1) | | | | | | |
| Subscription price | | | | | | |
| EGM approval date | | | | | | |
| (if applicable) | | | | | | |
| (dd/mm/yyyy) 2. N/A | (/ / |) | | | | |
| 2. IV/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 | (/ / |) | | | | |
| 3.17/11 | - | | | | | |
| | - | | | | | |
| (/ /) | | | | | | - |
| 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 | (/ / |) | | | | |
| 11.1/11 | _ | | | | | |
| | <u>-</u> | | | | | |
| (/ /) | | | | | | |
| | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | |
| Subscription price | | | | | | |
| EGM approval date | | | | | | |
| (if applicable) | (| , | | | | |
| (dd/mm/yyyy) | (/ / |) | | | | |
| | | Total | B. (Ordi | nary shares) N/A | 4 | _ |
| | | | | ence shares) N/A | | - |
| | | | (| Other class) N/A | 1 | - |

| Convertibles (i.e. Convertible in 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. N/A | outstanding | month | Шоны | month | | |
| | — — — | | | | | |
| Stock code (if listed) Class of shares | | | | | | |
| issuable (Note 1) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) (dd/mm/yyyy)) | (/ /) | | | | | |
| 2. 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 | (/ /) | | | | | |
| | | | | | | |
| Stock code (if listed) Class of shares issuable (Note 1) | | | | | | |
| Subscription price EGM approval date | | | | | | |
| (if applicable) | | | | | | |
| (dd/mm/yyyy) 4. N/A | (/ /) | | | | | |
| | | | | | | |
| | <u> </u> | | | | | |
| Stock code (if listed) | | | | | | |
| Class of shares issuable (<i>Note 1</i>) | | | | | | |
| Subscription price | | | | | | |
| EGM approval date (if applicable) | | | | | | |
| (dd/mm/yyyy) | (/ /) | | Total C. (Ordin | nary shares) N/A | A | |
| | | | (Prefere | ence shares) $\frac{N}{N}$ | 4 | - - |
| | | | ((| Other class) N/A | 4 | - |

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 Senemes) | | |
|---|--|---|
| 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 | | |
| <u>_= "= "</u> | | |
| - | | |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| 2. N/A | | |
| 2. 11/11 | | |
| | | |
| | | |
| | | |
| shares (Note 1) | | |
| | | |
| 3. N/A | | |
| 11/11 | | |
| | | |
| - | | |
| | | |
| shares (Note 1) | | |
| | | |
| Total D. (Ordinary shares) | N/A | |
| (Preference shares) | N/A | |
| (Other class) | N/A | |
| (Other class) | 1 1/ / / / / | |
| | | |

| | ner Movements in 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 |
|----|---------------------------------|---------------------------|---|-------|---|--|---|
| | J.F. | | 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) | (/ / |) | | |
| | | | | | | N/A | N/A |
| | | | Class of shares issuable (Note 1) | | | | |
| 2. | Open offer | At price : State currency | 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 | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | | |
| | | | (00,111111,1333) | | | 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) | (/ / |) | | |
| | | | (dd/iiiii/yyy) | | | N/A | N/A |

For Main Board and GEM listed issuers

| | The second secon | | | roi Maiii | Боа | No. of new shares of issuer issued during the month pursuant thereto | No. of new shares of |
|----|--|-----------------------------|--|-----------|-----|--|----------------------|
| | Type of Issue | | | | | | HIOHHI |
| 5. | Scrip dividend | 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 |
| 6. | Repurchase of | | Class of shares repurchased (Note 1) Cancellation date: | (/ / | | | |
| | shares | | (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) | (/ / | | N/A | N/A |
| | | | | | | | |
| | | | Class of shares redeemed (<i>Note 1</i>) | - | | | |
| 7. | Redemption of shares | | Redemption date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | | | | | |
| | | | Class of shares issuable (Note 1) | | | | |
| 8. | Consideration issue | At price : State currency — | Issue and allotment date : (dd/mm/yyyy) | (/ / |) | | |
| | | | EGM approval date: (dd/mm/yyyy) | (/ / |) | N/A | N/A |
| | | | | | | 11/21 | |

For Main Board and GEM listed issuers

| | | LOI I | viaiii boaic | and GEM its | |
|-----|--|-----------------------------------|--------------|------------------|---------------|
| | | | | No. of new | No. of new |
| | | | | shares of | shares of |
| | | | | issuer issued | |
| | | | | during the | may be |
| | | | | month | issued |
| | | | | pursuant | pursuant |
| | | | | thereto | thereto as at |
| | Th | | | | close of the |
| | Type of Issue | | | | month |
| | | Class of shares issuable | | | |
| | | (Note 1) | | | |
| 9. | Capital reorganisation | issue and anothern | / /) | | |
| | reorganisation | date: (dd/mm/yyyy) | / /) | | |
| | | LOW approvar date. | <i>' ')</i> | | |
| | | (dd/mm/yyyy) | | N/A | N/A |
| | | | | 1 1 /// | 11/11 |
| | | | | | |
| | | | | | |
| | | Class of shares issuable | | | |
| | | (Note 1) | | | |
| 10. | Other (Please specify) At price: State currency | issue and anothern | / /) | | |
| | (crease specify) | date: (dd/mm/yyyy) | | | |
| | | LOW approvar date. | / /) | | |
| | | (dd/mm/yyyy) | | N/A | N/A |
| | | | | | |
| | | Total E. (Ordir | nary shares |) N/A | |
| | | (Prefere | ence shares |) N/A | |
| | | (0 | Other class |) N/A | - |
| | | ` | | | = |
| | | | | | |
| | | | | | |
| | | | | | |
| _ | | 4 (| |) N/A | |
| To | otal increase / (decrease) in ordinary shares during the | e month (i.e. Total of A to E): | (1 | .) 1 \ /A | |
| | | | (2 | N/A | |
| | | | | | |
| To | otal increase / (decrease) in preference shares during | the month (i.e. Total of A to E): | | N/A | |
| To | otal increase / (decrease) in other classes of shares du | ring the month (i.e. Total of A t | to E): | N/A | |
| (T | hese figures should be the same as the relevant figur | es under II above ("Movements | s in Issued | Share Capital | l").) |

| * The shares of Excel Development (Holdings) Limited were listed on the Main Board of The Stock |
|---|
| Exchange of Hong Kong Limited on 11 December 2013. |
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| |
| Submitted by: I III SHIII VIEN |
| Submitted by: <u>LIU SHIU YUEN</u> |
| Title: Secretary |
| (Director, Secretary or other duly authorised officer) |
| |
| |
| |

State the class of shares (e.g. ordinary, preference or other).

If there is insufficient space, please append the prescribed continuation sheet.

Notes:

1.

2.