

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

# Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearin	ng Limited		
Name of Issuer China V	Vater Property Group	Limited	
Date Submitted 3 Decer	mber 2010		
I. Movements in Authorised Share Capi	ital		
1. Ordinary Shares			
(1) Stock code : 02349 Descri	ption:	Water Pro	pperty
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	50,000,000,000	0.01	500,000,000.00
Increase/(decrease)	Nil	_	Nil
Balance at close of the month	50,000,000,000	0.01	500,000,000.00
(2) Stock code : N/A Descri	ption :	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			

30/11/2010

Stock code :	N/A	Description	on:	N/A	1
		1	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of p	preceding	month _			
Increase/(decrease)		_			
Balance at close of the	he month	_			
3. Other Classes of S	Shares				
3. Other Classes of S  Stock code:	Shares N/A	Description	on :	N/A	<b>L</b>
			No. of other classes of shares	N/A Par value (State currency)	
	N/A		No. of other	Par value (State	Authorised share capital
Stock code :	N/A		No. of other	Par value (State	Authorised share capital

### II. Movements in Issued Share Capital

	No. of ordin	ary shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	12,237,606,047	N/A	N/A	N/A
Increase/ (decrease)during the month	Nil	N/A	N/A	N/A
Balance at close of the month	12,237,606,047	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 No. of new shares of No. of new shares option scheme issuer issued during of issuer which including EGM the month pursuant may be issued approval date thereto pursuant thereto Movement during the month (dd/mm/yyyy) and as at close of the class of shares month issuable Granted Exercised Cancelled Lapsed 1. Exercise Price: HK\$0.1208 AGM approval date: 13/06/2007 Ordinary shares Nil 38,071,736 Nil (Note 1) 2. Exercise Price: HK\$0.1118 AGM approval date: 13/06/2007 Ordinary shares Nil Nil Nil Nil 20,037,756 (Note 1) 3. Exercise Price: HK\$0.0529 **EGM** approval date: 13/06/2007 Ordinary shares Nil Nil Nil Nil Nil 74,139,697 (Note 1) 4. Exercise Price: HK\$0.1004 **EGM** approval date: 06/08/2010 Ordinary shares Nil 284,752,000 Nil Nil Nil 284,752,000 (Note 1) Total A. (Ordinary shares) Nil (Preference shares) N/A N/A (Other class) Total funds raised during the month from exercise of options (State currency) Nil

Warrants to Issue Shares of the Issuer which are to be Listed No. of new No. of new shares of shares of issuer issued issuer which may be issued during the month pursuant pursuant thereto as at Currency of Nominal value at Exercised Nominal value thereto close of the close of Description of warrants nominal during the at close of the month (Date of expiry - dd/mm/yyyy) value preceding month month month N/A N/A N/A N/A N/A N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) ( / / ) (dd/mm/yyyy) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) ( / / ) (dd/mm/yyyy) Total B. (Ordinary shares) N/A (Preference shares) N/A (Other class)

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

	amount	Amount at close of preceding	during the	Amount at close of the	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 and description	outstanding	month	month	month		
1. HK\$180,050,000 3%						
Convertible Bonds due						
2017	<del></del>					
Cto alo ando (:£1:ato d)	HK\$	81,550,000	Nil	81,550,000	Nil	1,812,222,222
Stock code (if listed) Class of shares	N/A					
issuable (Note 1)	Ordinary Shares					
Subscription price	HK\$0.045					
EGM approval date						
(if applicable)						
(dd/mm/yyyy))	12/10/2007					
2. HK\$122,000,000 3%						
Convertible Notes due						
2010						
	HK\$	20,500,000	Nil	Nil (see remarks)	Nil	N/A (see remarks)
Stock code (if listed)	<u></u>	20,300,000		(see remarks)	1111	(see remarks)
Class of shares						
issuable (Note 1)	Ordinary Shares					
Subscription price	HK\$0.119					
AGM and EGM approval date (if applicable) (dd/mm/yyyy)	13/06/2007 and 31/07.	/2009				
3.						
	<u> </u>					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	( / / )					
4.						
-						
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)	( / / )					
(dd/mm/yyyy)	( / / )		Total C. (Ordin	nary charec)	Nil	
				ence 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. Issuance of 145,937,111 Consideration Shares (Second Tranche) pursuant to the Agreement dated 1 April 2010.		
For details, please refer to the circular dated 20 April 2010		
Class of shares: ordinary		
EGM approval date: 10 May 2010		
(Note 1)	Nil	Nil
Issuance of 130,681,818 Consideration Shares (Second Tranche)     pursuant to the Agreement dated 21 May 2010.     For details, please refer to the circular dated 7 June 2010     Class of shares: ordinary     EGM approval date: 24 June 2010     (Note 1)  3.	Nil	Nil
(Note 1)	Nil	Nil
Total D. (Ordinary shares)	Nil	
(Preference shares)	N/A	
(Other class)	N/A	

	ner Movements	in issued Sha	е Сарнаі				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							
				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 currency -	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
				(22			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

							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							
				Class of shares issuable (Note 1)				
5.	Scrip dividend	At price :	State currency	 Issue and allotment date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
							N/A	N/A
				Class of shares repurchased (Note 1)				
6.	Repurchase of shares			Cancellation date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)	27/4	27/4
							N/A	N/A
				Class of shares redeemed (Note 1)				
7.	Redemption of shares			Redemption date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)		
							N/A	N/A
8.	Consideration		State	Class of shares				
0.	Consideration issue	At price :	State currency	redeemed (Note 1)		_		
				Redemption date : (dd/mm/yyyy)	( / /	)		
				EGM approval date: (dd/mm/yyyy)	( / /	)	N/A	N/A
							1,111	11/11

#### For Main Board and GEM listed issuers

	1 of Main Doald	and OLIVI listed	1334613
		No. of new shares of iss issued duri the month pursuant thereto	ng which may be issued pursuan
Type of Issue			
	Class of shares issuable (Note 1)	_	
9. Capital reorganisation	Issue and allotment ( / / date : (dd/mm/yyyy)	)	
	EGM approval date: ( / / (dd/mm/yyyy)		
		N/A	N/A
10. Other	Class of shares issuable(Note 1)	_	
(Please specify) At price : State currency	Issue and allotment ( / / date : (dd/mm/yyyy)	)	
	AGM approval date: ( / / (dd/mm/yyyy)	) N/A	N/A
	Total E. (Ordinary sh (Preference sh (Other c	ares) N/A	
Total increase / (decrease) in ordinary shares during	ng the month (i.e. Total of A to E):	(1)	Nil
T. (1)	o'co de conside ('co Trade of Arto Ex	(2)	N/A
Total increase / (decrease) in preference shares du			N/A
Total increase / (decrease) in other classes of shar		N/A	

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

Remarks (if any):
The Convertible Notes have become mature on the Maturity Date, i.e.28 November 2010 and the
Company has fully redeemed the outstanding Convertible Notes in accordance with the terms of the
Convertible Notes.
For details, please refer to the announcement dated 29 November 2010.
Submitted by: <u>Tricor Tengis Limited</u>
Title: Branch Share Registrar
(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.