

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	30 / 11 / 2015		
To: Hong Kong Exchanges and Clearing	g Limited		
Name of Issuer Excel De	evelopment (Holding	gs) Limited	
Date Submitted 1 Decem	nber 2015		
I. Movements in Authorised Share Capit	tal		
1. Ordinary Shares			
(1) Stock code : <u>01372</u> Descrip	otion: <u>EXCEL</u>	DEV	
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	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 : N/A Descrip	otion: 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 Des	scription: N/A		
		No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close	of preceding month			
Increase/(decrea	ase)			
Balance at close	of the month			
3. Other Classes	of Shares			
Stock code:	N/A Des	scription: N/A		
		No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close	of preceding month			
Balance at close Increase/(decrea	-			

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	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

Share Options (under	Share Option Sci	hemes of the Issu	ier)			
Particulars of share					No. of new shares	No. of new shares
option scheme					of issuer issued	of issuer which may
including EGM					during the month	be issued pursuant
approval date		Movement dur	ing the month		pursuant thereto	thereto as at close
(dd/mm/yyyy) and					_	of the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.N/A						
charac						
shares						
(Note 1)						
2.37/1						
2. N/A						
(/ /)						
shares						
(Note 1)	_			-		
(Note 1)						
3. N/A						
3. IV/A						
(/ /)						
shares						
(Note 1)						
			Total A. (Or	rdinary shares)	N/A	
				ference shares)	N/A	
			(110)	(Other class)	N/A	
T . 16 1				(Outer Class)	11/11	
Total funds raised during the month from exercise of			NT/A			
options (State currenc	у)		N/A			

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	during the	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. IN/A	_				
	- 				
(/ /)					
Stock code (if listed) Class of shares issuable (Note 1)		<u>.</u>			
Subscription price		-			
EGM approval date (if applicable)					
(dd/mm/yyyy)	(/ /)	-			
3. N/A	_				
	-				
(/ /)	, <u> </u>				
Stock code (if listed) Class of shares		=			
issuable (Note 1)					
Subscription price		- -			
EGM approval date (if applicable)					
(dd/mm/yyyy)	(/ /)	<u>-</u>			
4. N/A	_				
	_				
(/ /)					
		_			
Class of shares issuable (<i>Note 1</i>)					
Subscription price		-			
EGM approval date		_			
(if applicable) (dd/mm/yyyy)	(/ /)	_			
	Total	al B. (Ordi	noru shoros) N//		
	100	`	nary shares) <u>N/A</u> ence shares) N/A		-
			Other class) 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						
C(1 1. ('C1'-(-1)		_				
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy))	(/ /)					
2. N/A	(/ /)					
2. 17/11	<u> </u>					
	<u>—</u>					
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						
	<u>—</u>					
-						
Stock code (if listed)	<u> </u>					
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)	(/ /)					
4. N/A						
G(1 1 //CT : 1)	<u> </u>					
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
(dd/11111/yyyy)	(/ /)		Total C (Ordin	nary shares) N/A	4	
				ence shares) $\frac{1\sqrt{2}}{N/A}$		-
				Other class) 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 senemes)	No. of new shares of issuer issued during	No. of new shares of issuer which may be
	the month pursuant	issued pursuant thereto
Full particulars including EGM approval date (dd/mm/yyyy),	thereto	as at close of the month
if applicable, and class of shares issuable:		
1. On 12 October 2015 and 20 November 2015, Future Marvel		
Limited, a wholly-owned subsidiary of Excel Development		
(Holdings) Limited, as the purchaser, entered into a sale and		
purchase agreement and a supplemental agreement respectively,		
pursuant to which the purchaser has conditionally agreed to acquire		
and the vendor has conditionally agreed to sell the sale share and		
the sale loan for the consideration of HK\$800,000,000. The		
consideration shall be satisfied (i) as to HK\$410,000,000 by way of		
issue of promissory notes to the vendor (or its nominee(s))upon		
completion; and (ii) as to HK\$390,000,000 by way of issue of		
convertible bonds with the conversion price (being HK\$2.0 per		
conversion share) to the vendor (or its nominee(s)) upon		
completion. For details, please refer to the announcements dated		
12 October 2015 and 20 November 2015.		
Ordinary shares (Note 1)		
2. N/A		
shares (Note 1)		
3. N/A		
shares (Note 1)		
	1	
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	
		•

Class of shares issuable (Note I)	Ot	Type of Issue	Issued Share Capital			No. of new shares of issu issued durin the month pursuant thereto	uer shares of ng issuer which
1. Rights issue		Type of issue		Class of shares issuable		_	
Class of shares issuable			Stata		(/ /	`	
Class of shares issuable N/A 1	1.	Rights issue			(/ /)	
Class of shares issuable Class of shares iss					(/ /		
Class of shares issuable N/A 1				, , , , , , , , , , , , , , , , , , ,		N/A	N/A
Class of shares issuable						_	
Class of shares issuable	2.	Open offer			(/ /)	
Class of shares issuable Class of shares iss				EGM approval date:	(/ /)	
State currency				(dd/mm/yyyy)		N/A	N/A
EGM approval date: (/ /)						_	
EGM approval date: (/ /)	3.	Placing	At price : State		(/ /)	
Class of shares issuable (Note 1) 4. Bonus issue Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)				EGM approval date:	(/ /)	
4. Bonus issue Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)				(dd/mm/yyyy)		N/A	<u>N/A</u>
date: (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)						_	
EGM approval date: (/ /) (dd/mm/yyyy)	4.	Bonus issue			(/ /)	
(dd/mm/yyyy) N/A				EGM approval date:	(/ /)	
				(dd/mm/yyyy)		N/A	N/A

For Main Board and GEM listed issuers

	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
	y ,		Class of shares issuable				
			(Note 1)				
5.	Scrip dividend At pr	rice : State currency —	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	NY/A	NY/A
						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)	(/ /)		
						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
			Class of shares issuable (Note 1)				
8.	Consideration issue At pr	rice : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)			N/A	N/A

N/A

	For N	Main Board	and GEM listed	issuers
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 (Note 1)			
9. Capital reorganisation	Issue and allotment date: (dd/mm/yyyy)	/ /)		
	EGM approval date: (dd/mm/yyyy)	/ /)	N/A	N/A
10. Other State	Class of shares issuable (Note 1)			
10. Other (Please specify) At price : State currency	Issue and allotment (date: (dd/mm/yyyy)	/ /)		
	EGM approval date: (dd/mm/yyyy)	/ /)	N/A	N/A
		linary share rence share (Other clas	s) N/A	
Total increase / (decrease) in ordinary shares during	g the month (i.e. Total of A to E):	(1)	N/A	
		(2)	N/A	
Total increase / (decrease) in preference shares dur	ing the month (i.e. Total of A to 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").)

Remarks (if any):
Submitted by: WONG PO LING PAULINE
Title: 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.