

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited					
	xcel Development (Holdi September 2016	ngs) Limited			
I. Movements in Authorised Share	e Capital				
1. Ordinary Shares					
(1) Stock code : <u>01372</u> I	Description : <u>EXCEI</u>	L DEV			
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding mor	500,000,000 500,000	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 I	Description : N/A				
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding mor	nth				
Increase/(decrease)		_			
Balance at close of the month					

31 / 08 / 2016

N/A De	escription: <u>N/A</u>		
	No. of preferent shares	Par value (State currency)	Authorised share capital (State currency)
of preceding mont	h		
se)			
of the month			
of Shares			
N/A De	escription: N/A		
		,	Authorised share capital (State currency)
of preceding mont	h		
se)			
	of preceding mont se) of the month of Shares N/A D	No. of preferer shares of preceding month se) of the month of Shares N/A Description: N/A No. of other classes of shar of preceding month	No. of preference shares No. of preference shares Par value (State currency) of preceding month se) of the month of Shares N/A Description: No. of other classes of shares No. of other currency) of preceding month

II. Movements in Issued Share Capital

	No. of ordina	ary shares	No of preference	ence No. of other classe		
	(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	<u>N/A</u>		
Balance at close of the						
month	200,000,000	N/A	N/A	<u>N/A</u>		

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Share Options (under S	mare Option Sc	memes of the issi	uer)			
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	ring the month		pursuant thereto	thereto as at close
(dd/mm/yyyy) and					_	of the month
class of shares			~			
issuable	Granted	Exercised	Cancelled	Lapsed		
1.Share Option						
Scheme						
EGM approval						
date: 24/03/2016						
shares						
(Note 1)						
2. N/A						
(/ /)						
shares	_					
(Note 1)						
3. N/A						
(/ /)						
shares						
(<i>Note 1</i>)	-	_	<u> </u>			
(,			Total A. (Ord	inary shares)	N/A	
				rence shares)	N/A	
			•	(Other class)	$\frac{N/A}{N/A}$	
Total funda	a a tha mth-C	om ovoncies sc		(Onici ciass)	1 1/ / 1	
Total funds raised during		om exercise of	N/A			
options (State currency)		1 N / A			

Warrants to Issue Shares of the Is	ssuer which are to be	Listed				
Description of warrants (Date of expiry - dd/mm/yyyy)		ninal value at close of eding 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	_					
	_					
				<u> </u>		. .
Stock code (if listed) Class of shares						
issuable (<i>Note 1</i>) Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy) 2. N/A	(/ /	<u> </u>				
2. IV/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>		.
(/ /) Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)				
4. N/A	_					
	_					
(/ /)						-
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	
		Total		ence shares) $\frac{1\sqrt{I}}{N/A}$		_
			(Other class) $\frac{N/A}{N}$	A	- -

Convertibles (i.e. Convertible into 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 Amount at close Converted Amount at thereto close of the amount of preceding during the close of the month Class and description outstanding month month month 1. Convertible Bonds 390,000,000 HK\$ 390,000,000 Nil Nil 195,000,000 Stock code (if listed) N/A Class of shares issuable (Note 1) Ordinary Subscription price HK\$2.00 EGM approval date (if applicable) (04/02/2016) (dd/mm/yyyy)) 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 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 (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) N/A (Preference shares) $\overline{N/A}$ (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)

man under Sinite option Selections)	No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be 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 24 May 2016, Global Harvest Inc., a wholly-owned subsidiary		
of Excel Development (Holdings) Limited, as the purchaser,		
entered into a sale and purchase agreement, 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\$390,000,000 which will be satisfied by way		
of issue of the convertible bonds at the conversion price (being		
HK\$2.0 per conversion share) to the vendor (or his nominee(s))		
upon completion. For details, please refer to the announcements		
dated 24 May 2016, 22 June 2016, 15 July 2016, 20 July 2016,		
28 July 2016 and 19 August 2016.		
Ordinary shares (Note 1)		
2. <u>N/A</u>		
shares (Note 1)		
3. <u>N/A</u>		
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

Class of shares issuable Class of shares iss	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			Chan		(,	
Class of shares issuable N/A N	1.	Rights issue			(/ /)	
Class of shares issuable Class of shares iss					(/ /		
Class of shares issuable (// /)				· • • • • • • • • • • • • • • • • • • •		N/A	N/A
Class of shares issuable (Note 1) EGM approval date: (/ /						_	
EGM approval date: (/ /)	2.	Open offer			(/ /)	
Class of shares issuable				EGM approval date:	(/ /)	
State				(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	N/A
date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)						_	
EGM approval date: (/ /) (dd/mm/yyyy)	4.	Bonus issue			(/ /)	
$\frac{\text{(dd/mm/yyyy)}}{\text{N/A}} \qquad \frac{\text{N/A}}{\text{N/A}}$				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
	-,, p			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)	(/ /)		
				(4.4. 4.3333)			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)	(/ /)		
				(dd/imil/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)	(/ /)		
				(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

For Main Board and GEM listed issuers

	Type of Issue	7 07 774		No. of new shares of issuer issued during the month pursuant thereto	No. of new
		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 (Please specify) 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
		(Prefere	nce shar	es) N/A es) N/A ss) N/A	- - -
То	otal increase / (decrease) in ordinary shares during t	he month (i.e. Total of A to E):	(1	NT/A	
To	otal increase / (decrease) in preference shares during	g the month (i.e. Total of A to E):		N/A	
To	otal increase / (decrease) in other classes of shares d	during the month (i.e. Total of A to 1	E):	N/A	

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

Remarks (if any):
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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.