

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy):	28 February 20	011	
To: Hong Kong Exchanges and Clearing	g Limited		
	ptown Group Compa 或集團有限公司 2011	any Limited	
I. Movements in Authorised Share Capit	al		
1. Ordinary Shares			
(1) Stock code: 2330 Descrip	otion: CHINA U	JPTOWN	
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	3,000,000,000	0.10	300,000,000
Increase/(decrease)	Nil		Nil
Balance at close of the month	3,000,000,000	0.10	300,000,000
(2) Stock code :Descrip	otion:		
	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		N/A
Balance at close of the month	N/A	N/A	N/A

2. Preference Shares			
Stock code :Descri	iption:		
	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 :Descri	iption:		
	No. of other classes of 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

300,000,000

Total authorised share capital at the end of the month (HK\$):

II. Movements in Issued Share Capital

(1)	(2)	shares	No. of other classes
	. ,	Silaits	of shares
1 000 000	NT/A	NT/A	NYA
1,980,000	N/A	N/A	<u>N/A</u>
Nil	N/A	N/A	N/A
1,980,000	N/A	N/A	N/A
	1,980,000 Nil 1,980,000	Nil N/A	Nil N/A N/A

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer)

Share Options (under	Snare Option	Schemes of the	issuer)		NT C 1 C	NT C 1 C
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
approval date		Movement duri	ng the month		thereto	as at close of the month
(dd/mm/yyyy) and —					_	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.Share Option						
Scheme						
approved at						
the EGM on						
(20 / 01 / 2003)						
Exercise price:						
HK\$1.18	NT'1	X7'1	NT'1	N7'1	NT'1	17.040.000
Ordinary shares	Nil	Nil	Nil	Nil	Nil	17,948,000
(Note 1)						
2.Share Option						
Scheme						
approved at						
the AGM on						
(30 / 11 / 2009)						
Exercise price:						
HK\$0.88						
Ordinary shares	Nil	Nil	Nil	Nil	Nil	10,000,000
(Note 1)						
3. N/A						
3.1011						
-						
	N T/4	3. T / 4	NT/ 4	NT / A	NT/4	NY / A
shares	N/A	N/A	N/A	N/A	N/A	N/A
(Note 1)		T	otal A. (Ordi	nary charac	Nil	
		10		•	N/A	
			·	ence shares) Other class)		
				N/A		
Total funds raised during the month from exercise of						
options (HK\$)			-	Nil		
1						

For Main Board and GEM listed issuers 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 pursuant month pursuant thereto as at Currency of Nominal value at Exercised Nominal value thereto close of the Description of warrants nominal close of 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 1. 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) N/A N/A N/A N/A N/A N/A 2. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A N/A N/A N/A N/A N/A 3. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) N/A N/A N/A N/A 4. N/A Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /)

Total B.

(Ordinary shares)

(Other class)

(Preference shares)

N/A

N/A

N/A

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

Convertibles (i.e. Convertible i		Amount at close of preceding 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. Convertible Redeemable Preference Shares	HK\$	35,000,000	Nil	36,842,105*	Nil	368,421,052*
rieleience Shales		33,000,000	INII	30,642,103	MI	300,421,032
Stock code (if listed) Class of shares	N/A					
issuable (Note 1)	Ordinary					
Subscription price	HK\$0.38*					
EGM approval date (if applicable) (dd/mm/yyyy))	(28/06/2006) 08/06/2007)					
2. Convertible Redeemable Preference A Shares	HK\$	11,000,000	Nil	11,578,947*	Nil	115,789,473*
Stock code (if listed)			-			
Class of shares	Ondinony					
issuable (<i>Note 1</i>) Subscription price	Ordinary HK\$0.38*					
EGM approval date	Πιφυ.50					
(if applicable)						
(dd/mm/yyyy)	(28/12/2006					
3. 4% Convertible Bonds due 2013	HK\$	160,000,000	Nil	160,000,000	Nil	271,186,440
Stock code (if listed)						
Class of shares issuable (<i>Note 1</i>)	Ordinary					
Subscription price	HK\$0.59					
EGM approval date (if applicable) (dd/mm/yyyy)	(18/10/2010)				
4. 0% Convertible Bonds	HK\$	N/A	N/A	230,000,000	Nil	283,425,754
due 2014				, ,		, ,
Stock code (if listed)	N/A		_	-		
issuable (Note 1)	Ordinary					
Subscription price	HK\$0.8115	<u> </u>				
EGM approval date (if applicable) (dd/mm/yyyy)	(14/01/2011)				
			Total C. (Ordi		Nil	_
			*	ence shares) (Other class)	N/A N/A	_
			(11/11	_

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		
(/ /) shares (Note 1)	N/A	N/A
2		
(/ /)		
shares (Note 1) 3.	N/A	N/A
3		
(/ /) shares (Note 1)	N/A	N/A
Total D. (Ordinary shares) (Preference shares)	N/A N/A	
(Other class)	N/A	

Other Movements in Issued Share Capital No. of new No. of new shares of issuer shares of issuer issued during the which may be month pursuant issued pursuant thereto thereto as at close of the month Type of Issue Class of shares issuable (*Note 1*) At price : State currency (/ /) Issue and allotment 1. Rights issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/AClass of shares issuable __ (*Note 1*) At price : State (/ /) Issue and allotment Open offer currency date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A Class of shares issuable (*Note 1*) (/ /) At price : State currency Issue and allotment Placing date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/AClass of shares issuable ___ (*Note 1*) (/ /) Issue and allotment Bonus issue date: (dd/mm/yyyy) (/ /) EGM approval date: (dd/mm/yyyy) N/A N/A

For Main Board and GEM listed issuers

						i or ivial	ПВО	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be
	Type of Issue								
5.	Scrip dividend	At price:	State currency ———	(Note a lissue a date : (of shares issuable I) Ind allotment Ind dd/mm/yyyy) Inpproval date: In/yyyy)	(/ /		N/A	N/A
6.	Repurchase of shares			Cancel	of shares nased (Note 1) lation date:	(/ /			
					npproval date: n/yyyy)	(/ /)	N/A	N/A
7.	Redemption of shares			Redem	of shares ned (Note 1) uption date:	(/ /			
					approval date: n/yyyy)	(/ /)	<u>N/A</u>	N/A
8.	Consideration issue	At price :	State currency	(Note I	of shares issuable nd allotment dd/mm/yyyy)	(/ /			
				EGM a	approval date: n/yyyy)	(/ /)	N/A	N/A

shares of issuer issued during the which may b month pursuant issued pursua thereto as at close of the month Type of Issue Class of shares issuable				For Main	<u> 1 Boa</u>	ard and GEM listed	d issuers
Class of shares issuable						issued during the month pursuant	shares of issue which may be issued pursuan thereto as at close of the
Sue and allotment		Type of Issue					
Total E. (Ordinary shares) N/A N/A Total E. (Ordinary shares) N/A				:			
Class of shares issuable N/A N/A	9.			(/ /)		
Class of shares issuable Class of shares issuable (Note 1)				(/ /)		
10. Other (Please specify) At price :						N/A	<u>N/A</u>
(Please specify) At price : Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) N/A Total E. (Ordinary shares) N/A (Preference shares) N/A	10	Other		;			
Total E. (Ordinary shares) N/A N/A Total E. (Preference shares) N/A	10.			(/ /)		
(Preference shares) N/A				(/ /)	N/A	N/A
				reference s	share	s) N/A	
Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E): (1) Nil	Тс	otal increase / (decrease) in ordinary shares during th	ne month (i.e. Total of A to E):		(1)		
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): Nil Nil	To	otal ingrassa / (dagrassa) in profesence sheres during	the month (i.e. Total of A to E		(2)	-	
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E): Nil							
(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)		· · · · · · · · · · · · · · · · · · ·	•		od Sh		

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Remarks	11	anv	١.
Remarks ((11)	any	,.

* Refer to the announcement of the Company dated 1 December 2010, as a result of completion of the
issue of the Convertible Bonds, the conversion price of the convertible redeemable preference shares and
the convertible redeemable preference A shares of the Company have been adjusted from HK\$0.4 to
HK\$0.38 with effect from 1 December 2010.
Submitted by: Fu Lui
Title: <u>Company Secretary</u>
(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.