

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearin	g Limited					
Name of Issuer Date Submitted Sun Hung Kai Properties Limited 4 June 2014						
I. Movements in Authorised Share Capi	tal					
1. Ordinary Shares						
(1) Stock code : <u>00016</u> Descri	ption : Ordinary	Shares				
	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) Stock code : Descri	ption :					
	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						

31/05/2014

2	D f	eren		C1-	
7.	Prei	eren	ce.	Sna	res

Stock code :Descri	ption:		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

3. Other Classes of Shares

Stock code :Descri	ption :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

Total authorised share capital at the end of the month (*State currency*):

II. Movements in Issued Share Capital Shares

	No. of ordina	ry shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
	`			
Balance at close of				
preceding month	2,724,303,486			
Increase/ (decrease)	7.7.2 0.4			
during the month	765,394			
Balance at close of the				
month	2,725,068,880			

III. Details of Movements in Issued Share Capital Shares

Share Options (under Share Option Schemes of the Issuer)

Snare Options (under	Snare 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
approval date		Movement duri	ng the month		thereto	as at close of the month
(dd/mm/yyyy) and					_	
class of shares	G . 1	г : 1	C 11 1	T 1		
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share Option						
Scheme adopted						
on 05/12/2002						
Exercise Price:						
HK\$111.40						
Ordinary shares	0	0	0	0	0	3,912,000
(Note 1)						(all are vested)
2 91 0 1						
2. Share Option						
Scheme adopted						
on 05/12/2002						
Exercise Price:						
HK\$116.90						
Ordinary shares	0	0	0	(16,000)	0	1,930,000
(Note 1)		·				(1,150,000 share options
2 ~ .						are vested)
3. Share Option						
Scheme adopted						
on 05/12/2002						
Exercise Price:						
HK\$96.15						
Ordinary shares	0	0	0	0	0	1,248,000
(<i>Note 1</i>)						(374,400 share options
						are vested)

Particulars of share option scheme including EGM approval date (dd/mm/yyyy) and		Movement during	g 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
class of shares	~ .		~			
issuable	Granted	Exercised	Cancelled	Lapsed		
4. Share Option						
Scheme adopted						
on 15/11/2012						
Exercise Price:						
HK\$102.30						
Ordinary shares	0	0	0	0	0	1,112,000
(Note 1)						(none is vested)
(Note 1)						
(Note 1)						
(5.52)						
		Tota	al A. (Ordin	ary shares)	0	
		100		nce shares)		
			· ·	Other class)		
Total funds raised dur options (State currenc		n from exercise of		0		

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 during the may be issued month pursuant 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 1. Warrants N/A N/A 765,394 N/A 765,394 224,612,837 (22/04/2016) 1441 Stock code (if listed) Class of shares issuable (Note 1) Ordinary shares Subscription price HK\$98.60 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) (Ordinary shares) Total B. 765,394 (Preference shares) N/A

(Other class)

N/A

Stock bode (if listed) Class of Nares issuable (Note I) Subscription Pice EGM approval date (if applicable) (dd/mm/yyyy) (Convertibles (i.e. Convertible in 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
Class of Nare 1) Subscription Pice EGM approval date (if applicable) (dd/mm/yyyy) 2. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)	1.						
issuable (Note 1) Subscription price EIGM approval date (if applicable) (dd/mm/yyyy) 2. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EIGM approval date (if applicable) (dd/mm/yyyy) 3. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EIGM approval date (if applicable) (dd/mm/yyyy) 4. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EIGM approval date (if applicable) (dd/mm/yyyy) 4. Total C. (Ordinary shares) (Preference shares)		- - - 					
Subscription Price EGM approval date (if applicable) (dd/mm/yyyy) 2. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)							
(if applicable) (dd/mm/yyyy) (/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyy) (/ /) 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 C. (Ordinary shares) (Preference shares)	Subscription price						
Stock code (if listed) Class of shares issuable (Note I) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. Stock code (if listed) Class of shares issuable (Note I) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. Stock code (if listed) Class of shares issuable (Note I) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. Total C. (Ordinary shares) (Preference shares)							
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)		(/ /)					
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)	2.						
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)		_\					
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)		-					
issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)							
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)							
(if applicable) (dd/mm/yyyy) 3. 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) 4. Total C. (Ordinary shares) (Preference shares)	Subscription price						
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. (Ordinary shares) (Preference shares)	(if applicable)						
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. (Ordinary shares) (Preference shares)		(/ /)	_ \				
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. (Ordinary shares) (Preference shares)	<u> </u>	_					
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. (Ordinary shares) (Preference shares)	-	-					
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. (Ordinary shares) (Preference shares)	Stools and a (if listed)			\			
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. (Ordinary shares) (Preference shares)	` ′						
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. (Ordinary shares) (Preference shares)	issuable (Note 1)						
(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. (Ordinary shares) (Preference shares)							
4. Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)	(if applicable)			`			
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)		(/ /)					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)		_					
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)		_					
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)							
issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)							
EGM approval date (if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)	issuable (Note 1)						
(if applicable) (dd/mm/yyyy) Total C. (Ordinary shares) (Preference shares)							
(dd/mm/yyyy)(/ / _) Total C. (Ordinary shares) (Preference shares)							
(Preference shares)		(/ /)					
			Ţ.	Iotal C. (Ordii Prefere	nary shares)		. \
(Other class)							

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

	Type of Issue	in issued 5110	re Capital Shares				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)				
1.	Rights issue	At price :	State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				Class of shares issuable (Note 1)				
2.	Open offer	At price :	State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		
				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)	(/ /)		
				Class of shares issuable (Note 1)		_		
4.	Bonus issue			Issue and allotment date: (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)		

For Main Board and GEM listed issuers

			For Main	Boar	d and GEM list	
	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)	e			
5.	Scrip dividend At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares repurchased (<i>Note 1</i>)	S			
6.	Repurchase of shares	Cancellation date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
		Class of shares redeemed (Note 1)	S			
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(/ /)		
				\		
				\rightarrow		
		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)	(/ /)	`	
						_

		I	For Main Board	d and GEM list	ted issuers
				No. of new	No. of new
				shares of	shares of
				issuer issued	
				during the	may be
				month	issued
				pursuant	pursuant
				thereto	thereto as at
					close of the
Type of Issue					month
		Class of shares issuable			
		(Note 1)			
0 Govital			(/ /)		
9. Capital		Issue and allotment	(/ /)		
reorganisation	_	date: (dd/mm/yyyy)			
		ECM approval data	(/ /)		
		EGM approval date: (dd/mm/yyyy)	(, , , ,		
		(dd/IIIII/yyyy)			
				-	
		_			
		Class of shares issuable			
		(Note 1)			
10. Other	State		(/ /)		
(Please specify) At p	orice: State currency	Issue and allotment			
		date: (dd/mm/yyyy)			
		EGM approval date:			
		(dd/mm/yyyy)	` `		
		(dd/mm/yyyy)		_	_
		T 17 (
		Total E. (C	Ordinary shares	<u>s)</u>	
		(Pr	eference shares		
			(Other class	s)	

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	765,394
	(2)	N/A
Total increase / (decrease) in preference shares during 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):	N/A
(These figures should be the same as the relevant figures under II above ("Movements in	Issued Share Cap	ital Shares").)

Remarks (if any):
Submitted by: YUNG Sheung-tat, Sandy
Title: Company 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.