

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited					
Name of Issuer UPBI	EST GROUP LIMITED				
	ecember 2011				
I. Movements in Authorised Share Ca	apital				
	•				
1. Ordinary Shares					
(1) Stock code : <u>0335</u> Desc	eription: Ordinary	Shares			
	No. of ordinary shares	Par value (HKD)	Authorised share capital (HKD)		
Balance at close of preceding month	3,000,000,000	0.01	30,000,000.00		
Increase/(decrease)	Nil		<u>Nil</u>		
Balance at close of the month	3,000,000,000	0.01	30,000,000.00		
(2) Stock code : Desc	cription:				
	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					

30/11/2011

2. Preference Shares Stock code: Description: Authorised share Par value No. of preference (State capital shares (State currency) currency) Balance at close of preceding month Increase/(decrease) Balance at close of the month 3. Other Classes of Shares Description: Stock code: Par value Authorised share No. of other capital (State classes of shares currency) (State currency) Balance at close of preceding month

Total authorised share capital at the end of the month (*HKD*): 30,000,000.00

Increase/(decrease)

Balance at close of the month

II. Movements in Issued Share Capital

	No. of ordina	ry shares	No of preference	No. of other classes	
	(1)	(2)	shares	of shares	
Balance at close of preceding month	1,341,158,379	N/A	N/A	N/A	
Increase/ (decrease) during the month	Nil _	N/A	N/A	N/A	
Balance at close of the month	1,341,158,379	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 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.						
(/ /) shares					Nil	Ni
(Note 1)						
2.						
(Note 1)					Nil	Ni
3.						
shares					Nil	Nil
(Note 1)						
		То	tal A. (Ordin		Nil	
				nce shares)	Nil	
			(0	Other class)	Nil	
Total funds raised dur options (State currenc		n from exercise of	f	Nil		
options (State currenc	y)			Nil		

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal valu	du	xercised ring 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. Nil					<u></u>		
	_					Nil	Nil
(/ /)	<u> </u>	-				1711	11/11
Stock code (if listed)	Nil	[
Class of shares	N. T. T.						
issuable (<i>Note 1</i>) Subscription price	Nil Nil						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /						
2. Nil			_				
	_					N::1	NI:1
(/ /)						Nil	Nil
Stock code (if listed)	Nil	l					
Class of shares	N''1						
issuable (<i>Note 1</i>)	Nil Nil						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /						
3. Nil	(/ /)					
	= =						
	<u> </u>					Nil	Nil
(/ /) Stock code (if listed)	Nil	ı					
Class of shares	1711						
issuable (Note 1)	Nil						
Subscription price	Nil	<u> </u>					
EGM approval date (if applicable)							
(dd/mm/yyyy)	(/ /)					
4. Nil	_						
	_					Nil	Nil
(/ /)	<u> </u>					1111	1111
Stock code (if listed)	Nil						
Class of shares issuable (Note 1)	Nil	I					
Subscription price	Nil Nil						
EGM approval date							
(if applicable) (dd/mm/yyyy)	(/ /)					
			Total B.		nary shares)	Nil	
					ence shares)	Nil	
				(Other class)	Nil	

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

Class and description	Currency of amount outstanding	Amount at close of preceding month	c 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. Nil						
	<u> </u>				Nil	Nil
Stock code (if listed)	Nil					
Class of shares	X 7/1					
issuable (<i>Note 1</i>) Subscription price	Nil Nil					
EGM approval date (if applicable)	INII					
(dd/mm/yyyy))	(/ /)					
2. Nil						
Stock code (if listed)	Nil				Nil	Nil
Class of shares	1111					
issuable (Note 1)	Nil					
Subscription price	Nil					
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
3. Nil	(' ' ')					
						
					Nil	Nil
Stock code (if listed)	Nil				INII	
Class of shares						
issuable (Note 1)	Nil					
Subscription price EGM approval date	Nil					
(if applicable)						
(dd/mm/yyyy)	(/ /)					
4. Nil	<u>—</u>					
					Nil	Nil
Stock code (if listed)	Nil					
Class of shares issuable (<i>Note 1</i>)	Nil					
Subscription price	Nil					
EGM approval date	1,11					
(if applicable)						
(dd/mm/yyyy)	(/ /)		T . 1 C . (0 "	1 \	NT'1	
			Total C. (Ordin	nary shares) ence shares)	Nil Nil	_
				Other class)	Nil	-
			(1 111	-

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)

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. Nil		
shares (Note) 1) Nil	Nil
2. Nil		
(/ /) // Nii	NI:1
shares (Note	1) Nil	Nil
3. Nil		
shares (Note	<u>)</u> Nil	Nil
Total D. (Ordinary share		
(Preference share (Other cla		-
(Other Cla	1111	•

Other Movements in Issued Share Capital No. of new No. of new shares of shares of issuer issued issuer which during the may be month issued pursuant pursuant thereto as at thereto 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) Nil Nil Class of shares issuable __ (Note 1) (///)At price : State currency Issue and allotment 2. Open offer date: (dd/mm/yyyy) (///)EGM approval date: (dd/mm/yyyy) Nil Nil Class of shares issuable -(Note 1) (///)At price : State currency Issue and allotment 3. Placing date: (dd/mm/yyyy) (/ /)EGM approval date: (dd/mm/yyyy) Nil Nil Class of shares issuable (Note 1) (///)Issue and allotment 4. Bonus issue date: (dd/mm/yyyy) (///)EGM approval date: (dd/mm/yyyy) Nil Nil

			<u>_</u>	or N	/laın	Boa	rd and GEM lis	
	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
	<i>y</i> p							
5.	Scrip dividend	At price : State currency	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy)	_	· /			
			EGM approval date: (dd/mm/yyyy)	(/	′ /)	Nil	Nil
							NII	
			Class of shares repurchased (<i>Note 1</i>)					
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/	′ /)		
			EGM approval date: (dd/mm/yyyy)	(/	' /)	Nil	Ni
			Class of shares redeemed (<i>Note 1</i>)					
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/	′ /)		
			EGM approval date: (dd/mm/yyyy)	(/	' /)	Nil	Ni
			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)	(/	′ /)	3774	* ***
							Nil	Ni

				For Main		and GEM lis	
	Type of Issue					No. of new shares of ssuer 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)	(/ /)	37.4	***
						Nil	Nii
			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)	(/ /)	Nil	Ni
				Ordinary s reference s (Other	hares)	Nil	
To	otal increase / (decre	ease) in ordinary shares during	the month (i.e. Total of A to	E):	(1)	,	Nil
т			and the arrest (in Tabel of A	4 - E)	(2)	, 	N/A N/A
		ease) in preference shares duri ease) in other classes of shares					N/A
1 10	nai merease / (decre	ase) ili oulei classes of shares	during the month (i.e. 10tal (or A to E):		1	. 1/ 4 1

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

Remarks (if any):
Submitted by: YUE Fu Tak
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.