

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

## Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clear	ing Limited				
	XIII Holdings Limited	<u> </u>			
I. Movements in Authorised Share Ca	pital				
1. Ordinary Shares					
1) Stock code : 577 Desc	ription:	Ordinary	Shares		
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)		
Balance at close of preceding month	2,500,000,000	2.00	5,000,000,000		
Increase/(decrease)	N/A		N/A		
Balance at close of the month	2,500,000,000	2.00	5,000,000,000		
(2) Stock code : N/A Desc	ription :	-			
	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					

31/01/2016

Stock code : N/A Descr	iption:		
	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			
3. Other Classes of Shares  Stock code : N/A Descr	iption :	<u>-</u>	
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Stock code : N/A Descr	No. of other	(State	_
	No. of other	(State	capital

## II. Movements in Issued Share Capital

	No. of ordinar	ry shares	No of preference	No. of other classes
_	(1)	(2)	shares	of shares
Balance at close of preceding month	920,867,010	N/A	N/A	N/A
Increase/ (decrease) during the month	N/A	N/A	N/A	N/A
Balance at close of the month	920,867,010	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 option scheme including SGM					No. of new shares of issuer issued during the month pursuant	of issuer which m be issued pursua	
approval date		Movement duri	ing the month	thereto	thereto as at close		
(dd/mm/yyyy) and class of shares						of the month	
issuable	Granted	Exercised	Cancelled	Lapsed			
1.Share Options	N/A	N/A	N/A	N/A	N/A	25,508,000	
granted on	1 <b>\</b> / /A	11/11	IV/A	11/1	11/11	23,300,000	
12/07/2013							
under Share							
Option Scheme							
(07/09/2005)							
ordinary shares							
(Note 1)							
2. Share Options	N/A	N/A	N/A	N/A	N/A	688,000	
granted on	14/11	14/11	14/11	14/11	1.1/11	000,000	
30/09/2013							
under Share							
Option Scheme							
(07/09/2005)							
ordinary shares							
(Note 1)							
(Note 1)							
3. Share Options	N/A	N/A	N/A	N/A	N/A	289,000	
granted on	14/11	14/11	14/11	14/11	1.1/11	200,000	
15/10/2013							
under Share							
Option Scheme							
(07/09/2005)							
ordinary shares							
(Note 1)							

Particulars of share option scheme including SGM approval date				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	
(dd/mm/yyyy) and		Movement dur	ing the month	thereto		
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
4.Share Options	N/A	N/A	N/A	N/A	N/A	112,000
granted on						
28/03/2014						
under Share						
Option Scheme						
(07/09/2005)						
ordinary shares						
(Note 1)						
5. Share Options	N/A	N/A	N/A	N/A	N/A	229,000
granted on						
18/07/2014						
under Share						
Option Scheme						
(07/09/2005)						
ordinary shares						
(Note 1)						
6. Share Options	N/A	N/A	N/A	N/A	N/A	401,000
granted on						
16/04/2015						
under Share						
Option Scheme						
(07/09/2005)						
ordinary shares						
(Note 1)						
7. Share Options	N/A	N/A	N/A	N/A	N/A	61,400,000
granted on						
18/09/2015						
under Share						
Option Scheme						
(11/08/2015)						
ordinary shares						
(Note 1)						
			Total A. (Ordin		N/A	
			(Prefero	ence shares)	N/A	
				Other class)	N/A	
Total funds raised durin		om exercise of			_	
options (State currency)				0		

## Warrants to Issue Shares of the Issuer which are to be Listed

1.	No. of new shares of issuer which may be issued pursuant thereto as at close of the month	No. of new shares of issuer issued during the month pursuant thereto	Nominal value at close of the month	xercised uring the month	of d	Nominal va close o preceding r	Currency of nominal value	Description of warrants (Date of expiry - dd/mm/yyyy)
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyy) 2. N/A  (						<u> </u>		
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyy) 2. N/A  (								
(if applicable) (dd/mm/yyyy) 2. N/A								Stock code (if listed) Class of shares issuable (Note 1) Subscription price
(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) 4. 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) 4. N/A						)	( / /	(dd/mm/yyyy)
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) 4. 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) 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) 4. N/A			<del></del> , .			-		
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)  4. N/A								,
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. N/A  ( / / ) Stock code (if listed) Class of shares issuable (Note I) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. N/A  ( / / ) Stock code (if listed) Class of shares issuable (Note I) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4. N/A								
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)								
(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)								
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)								(if applicable)
( / / ) Stock code (if listed) Class of shares issuable (Note I) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)  4. N/A  ( / / ) Stock code (if listed) Class of shares issuable (Note I) Subscription price EGM approval date (if applicable)						)	( / /	
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)								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)								
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)								( / / )
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)								Stock code (if listed) Class of shares
(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) ( / / )  4. N/A  ( / / )  Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)								
4. N/A  ( / / ) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)						)	( / /	
( / / ) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)								
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Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)								
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable)								
Subscription price EGM approval date (if applicable)								Class of shares
EGM approval date (if applicable)								
								EGM approval date
[ (dd/mm/yyyy)						`	(	
· · · · · · · · · · · · · · · · · · ·						)	( / /	(aa/mm/yyyy)
Total B. (Ordinary shares) N/A		N/A	nary shares)	(Ordin	Total B.			
(Preference shares) N/A		N/A	ence shares)	(Prefere				
(Other class) N/A		N/A	Other class)	((				

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed) No. of new shares of No. of new shares of issuer issuer which may be issued during the issued pursuant month thereto as at Currency Amount Converted Amount pursuant close of the of amount at close of preceding during at close thereto month Class and description outstanding month the month of the month 1. Convertible Bonds HK\$ N/A N/A 177,603,053 HK\$1,163,300,000 HK\$1,163,300,000 Stock code (if listed) N/A Class of shares issuable (Note 1) **Ordinary Shares** Subscription price HK\$6.55 SGM approval date (if applicable) (dd/mm/yyyy)) (21/01/2013)2. Convertible Bonds HK\$ HK\$299,942,350 N/A N/A 36,445,000 HK\$299,942,350 Stock code (if listed) N/A Class of shares **Ordinary Shares** issuable (Note 1) Subscription price HK\$8.23 SGM approval date (if applicable) (dd/mm/yyyy) (11/12/2013)3. Convertible Bonds HK\$ HK\$755,300,000 N/A N/A 251,766,666 HK\$755,300,000 N/A Stock code (if listed) Class of shares issuable (Note 1) **Ordinary Shares** Subscription price HK\$3.00 SGM approval date (if applicable) (dd/mm/yyyy) (19/12/2014)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 N/A (Preference shares) N/A (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)

Full particulars including SGM 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 will, if issued, be so issued by way of exchange for		
shares in Falloncroft Investments Ltd		
(21/01/2013)		
shares (Note 1)	N/A	88,235,294
2.		
shares (Note 1)		
3.		
( / / ) shares ( <i>Note 1</i> )		
Stidies (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

		in Issued Share Capital				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
	Type of Issue		Class of allower				<u> </u>
			Class of shares issuable ( <i>Note 1</i> )				
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares issuable ( <i>Note 1</i> )		_		
2.	Open offer	At price : State currency	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)	( / /	)		
			SGM approval date: (dd/mm/yyyy)	( / /	)		
			Class of shares issuable ( <i>Note 1</i> )				
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	( / /	)		
			EGM approval date: (dd/mm/yyyy)	( / /	)		

For Main Board and GEM listed issuers

	Type of Issue			viain .	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
	Type of issue					
5.	Scrip At price: State currency ———	Class of shares issuable ( <i>Note 1</i> )  Issue and allotment date: (dd/mm/yyyy)  EGM approval date: (dd/mm/yyyy)	( / /	)		
6.	Repurchase of shares	Class of shares repurchased ( <i>Note 1</i> )  Cancellation date: (dd/mm/yyyy)  EGM approval date: (dd/mm/yyyy)	( / /			
7.	Redemption of shares	Class of shares redeemed ( <i>Note 1</i> )  Redemption date: (dd/mm/yyyy)  EGM approval date: (dd/mm/yyyy)	( /			
8.	Consideration At price : State currency	Class of shares issuable (Note 1)  Issue and allotment date: (dd/mm/yyyy)  EGM approval date: (dd/mm/yyyy)	( / /			

					For N	<u>/Iain E</u>		GEM listed	
	Type of Issue						issuer iss the mont	w shares of ued during h pursuant ereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	Type of Issue								
				Class of shares ssuable ( <i>Note 1</i> )					
9.	Capital reorganisation			ssue and allotment late : (dd/mm/yyyy)	( / /	)			
			S ((	GGM approval date: dd/mm/yyyy)	( / /	)			
10.	Other			Class of shares issuable (Note 1)					
	(Please specify)	At price : State currency	/	ssue and allotment late : (dd/mm/yyyy)	( / /	)			
				EGM approval date: dd/mm/yyyy)	( / /	)			_
				Tot	(Prefere	ence sl	hares) hares) class)	N/A N/A N/A	
To	otal increase / (dec	erease) in ordinary sha	res during the mo	onth (i.e. Total of A to E	):		(1)	N/2	A
							(2)	N/A	A
To	otal increase / (d	ecrease) in preferen	ce shares during	g the month (i.e. Tota	l of A to E):		_	N/A	
Т	otal increase / (d	ecrease) in other cla	asses of shares d	luring the month (i.e.	Total of A t	o E):		N/A	
(T	These figures sho	ould be the same as	the relevant figu	ıres under II above ('	'Movement:	s in Is:	sued Share		

Remarks (if any):
N/A
Submitted by: Mui Ching Hung, Joanna
Title: Company Secretary
(Director, Secretary or other duly authorised officer)

State the class of shares (e.g. ordinary, preference or other).

If there is insufficient space, please append the prescribed continuation sheet.

Notes:

1.

2.