

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	30/11/2010
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To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	Wah Ha Realty Company Limited
Date Submitted	01/12/2010

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>278</u> Descri	ption :		
	No. of ordinary shares	Par value (HK\$)	Authorised share capital (HK\$)
Balance at close of preceding month	150,000,000	0.65	97,500,000
Increase/(decrease)	0		0
Balance at close of the month	150,000,000	0.65	97,500,000
(2) Stock code : <u>N/A</u> Descri	ption : <u>N/A</u>		
	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			

2. Preference Shares

Stock code :	N/A	Description :	N/A		
			preference nares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of	of preceding	month			
Increase/(decreas	e)				
Balance at close of	of the month				

3. Other Classes of Shares

Stock code :	N/A	Description	: <u>N/A</u>		
			No. of other usses of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close	of preceding	month			
Increase/(decrea	se)				
Balance at close	of the month	ı			

Total authorised share capital at the end of the month (*HK*\$) : 97,500,000

II. Movements in Issued Share Capital

	No. of or	dinary shares	No of preference	No. of other classes		
	(1)	(2)	shares	of shares		
Balance at close of preceding month	120,960,000	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>		
Increase/ (decrease) during the month	0	N/A	<u>N/A</u>	<u>N/A</u>		
Balance at close of the month	120,960,000	N/A	<u>N/A</u>	<u>N/A</u>		

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	a					
issuable	Granted	Exercised	Cancelled	Lapsed		
<u>1. N/A</u>						
(/ /)						
shares						
(Note 1)						
2. N/A						
shares						
(Note 1)						
3. N/A						
(/ /)						
shares						
(Note 1)						
(11000 1)		Тс	otal A. (Ordin	ary shares)	N/A	
		10		nce shares)		
				Other class)		
T- (-1 (1	·	6		Juici Class)		
Total funds raised dur		from exercise o				
options (State currenc	(y)		N/A			

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding 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
<u>1. N/A</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					
(/ /) Stock code (if listed) Class of shares	· ·				
issuable (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
<u>3. N/A</u>					
(/ /)					
Stock code (if listed) Class of shares issuable (<i>Note 1</i>)					
Subscription price					
EGM approval date (if applicable)					
(dd/mm/yyyy) 4. N/A	(/ /)				
4. IV/A					
(/ /)	·				
Stock code (if listed) Class of shares					
issuable (Note 1)					
Subscription price					
(if applicable) (dd/mm/yyyy)	(/ /)				
	Total	B. (Ordin	nary shares) <u>N/A</u>	<u> </u>	
			ence shares) N/A		
		()	Other class) <u>N/A</u>	1	

Convertibles (i.e. Convertible in	nto Sharos of the l	lequar which are to		For Main Board	and GEM liste	d issuers
Class and description		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
1. N/A						
-						
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						
Stock code (if listed)						
Class of shares issuable (<i>Note 1</i>)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)						
3. N/A	(/ /)					
	<u> </u>					
Starly and a (if lists d)						
Stock code (if listed)						
issuable (Note 1)						
Subscription price						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
4. N/A						
Stock code (if listed)						
Class of shares						
issuable (<i>Note 1</i>)						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)		Total C (Ordin	nary shares) N/2	4	
				ence shares) N/A		-
				Other class) $\overline{N/A}$		- -

Full particulars including EGM approval date (dd/mm/yyyy),	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
if applicable, and class of shares issuable:		
1. N/A		
	-	
	-	
shares (Note 1)		
2. N/A		
	-	
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	

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

	Type of Issue	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
			Class of shares issuable				
1.	Rights issue	At price : State	(Note 1) Issue and allotment	(/ /)		
		currency	date : (dd/mm/yyyy) EGM approval date:	(/ /)		
			(dd/mm/yyyy)			N/A	<u>N</u> /A
			Class of shares issuable				
2.	Open offer	At price : State	(<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
						<u>N/A</u>	<u>N/A</u>
			Class of shares issuable (Note 1)				
3.	Placing	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
						<u>IN/A</u>	<u>IN/A</u>
			Class of shares issuable (<i>Note 1</i>)				
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
						<u> </u>	11/21

Other Movements in Issued Share Capital

	Type of Issue		F	For Main	<u>Boa</u>	d and GEM liss No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of
	1ype of 1880e						
			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)	(/ /)	N/A	<u>N/A</u>
			Class of shares repurchased (Note 1)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	<u>N/A</u>	N/A
			Class of shares				
			redeemed (Note 1)				
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (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

			F	or Main Bo	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		
			Class of shares issuable (<i>Note 1</i>)					
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(//))			
			EGM approval date: (dd/mm/yyyy)	(/ /)		NT/A		
					<u>N/A</u>	<u>N/A</u>		
			Class of shares issuable (<i>Note 1</i>)					
10.	Other (Please specify) At price :	At price : State currency	— Issue and allotment date : (dd/mm/yyyy)	(//))			
			EGM approval date: (dd/mm/yyyy)	(//)) <u>N/A</u>	N/A		
	Total E. (Ordinary shares) <u>N/A</u> (Preference shares) <u>N/A</u> (Other class) <u>N/A</u>					-		

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	N/A			
	(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 Capital").)					

Remarks (if any):

Submitted by: <u>Raymond W. M. Chu</u>

 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.